HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

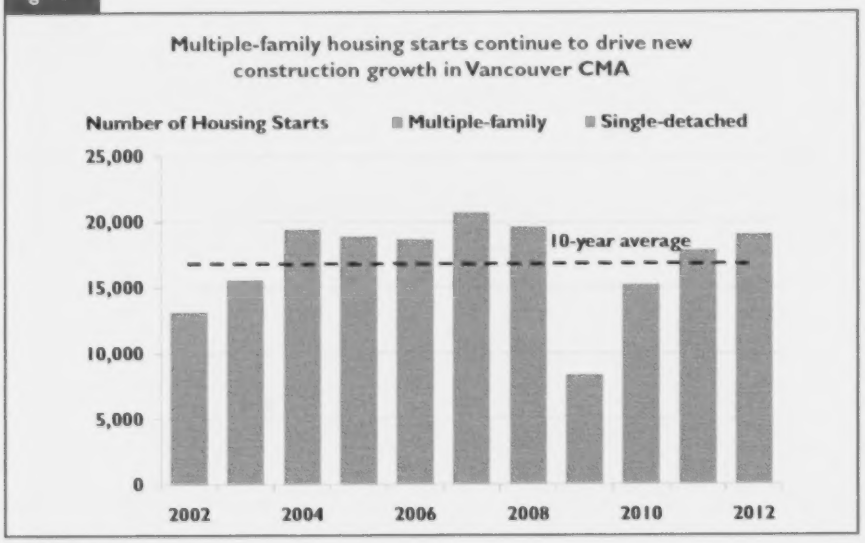
Date Released: January 2013

Vancouver CMA New Construction

Residential housing starts in the Vancouver Census Metropolitan Area (CMA) totalled 1,187 units in December 2012, bringing the annual total in 2012 to 19,027 starts, nearly seven per cent higher than their 2011 level. Vancouver CMA housing starts surpassed the ten-year average of 16,762 starts per year. Growth in 2012 was driven by multiple-family construction, which includes apartments, semi-detached homes, and townhouses. Single-detached construction, on the other hand, decreased compared to the previous year (Figure 1).

Most of the housing starts in 2012 were concentrated in the cities of Vancouver, Surrey, and Coquitlam.

Figure 1



Source: CMHC

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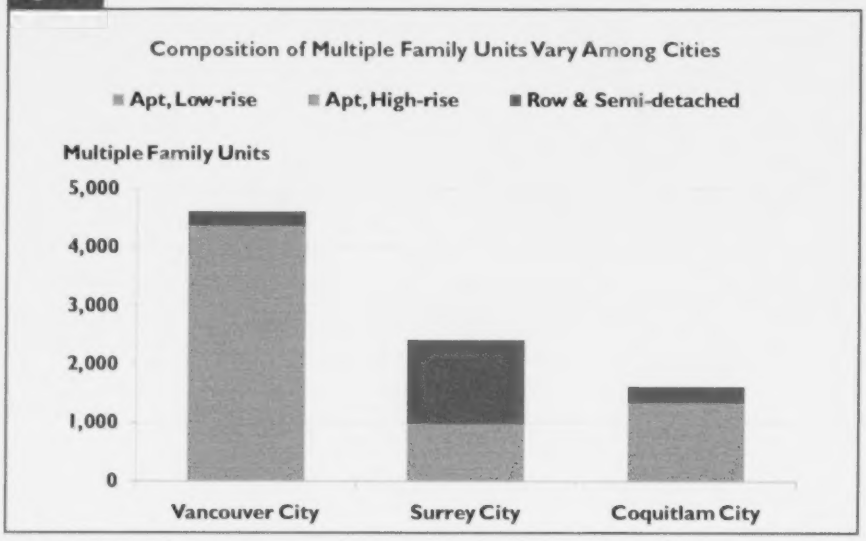
These three cities, having the most multiple family starts, together contributed more than half of the new housing activity in the Vancouver CMA. The composition of multiple family housing starts, however, was very different across the three cities. In the City of Vancouver, 95 per cent of multiple family housing starts were apartment units, 69 per cent of which were in high-rise structures. In the City of Coquitlam, apartment units accounted for about 83 per cent of multiple family housing starts but the majority of these were in low-rise structures. In contrast, townhouse and semi-detached units accounted for 59 per cent of the multiple family housing starts in the City of Surrey (Figure 2).

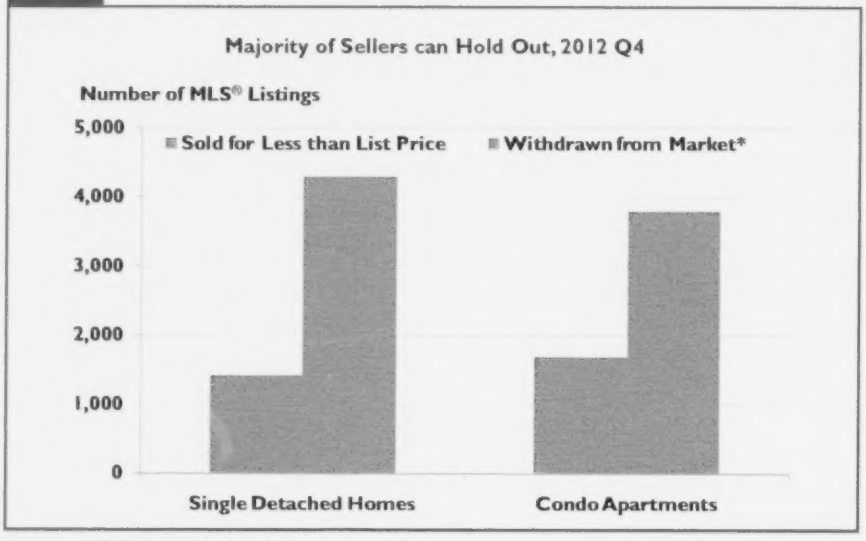
Figure 2



Source: CMHC

An increase in the completed and unsold inventory of single-detached properties in the Vancouver CMA may have played a part in the lower level of single-detached housing starts in 2012. Sales of completed single-detached homes declined about eight per cent and pushed the number of completed and unsold single-detached homes to 1,058 units by year-end 2012 from 743 units in December 2011. Comparing the median and average prices of sold new units with those of the unsold inventory, demand seems to have shifted to lower priced houses. Such seeming fiscal prudence may also explain the steady demand for freehold single-detached properties with laneway homes – about 91 per cent of these home types in the completed inventory were sold in 2012 compared to 87 per cent in 2011.

Figure 3



Source: CMHC, adapted from REBGV
* Listings that were cancelled, expired, or terminated

Greater Vancouver Resale Market

The Greater Vancouver resale market ended 2012 in buyers' market territory due to slowing sales and listing activity. Fourth quarter MLS® sales were almost 25 per cent lower compared the same period a year ago. The decline in MLS® sales was evident among all housing types and across all municipalities. This rounded 2012 out with an annual total of 25,445 MLS® sales, below the ten-year average of 35,507 MLS® sales per year.

Housing market conditions remained in favour of potential buyers during the fourth quarter of 2012. With the slowdown in MLS® sales outpacing the decline in the number of new MLS® listings, potential buyers had plenty to choose from and, theoretically, a better edge in price negotiations. However, the number of sellers who were willing to transact at less than their asking price were out-numbered by those who preferred to withdraw

their properties from the market than sell at a lower than asking price (Figure 3). This partly explains the decline in MLS® sales as well as the limited drop in MLS® prices observed during the fourth quarter of 2012.

MLS® prices pointed to a softer fourth quarter in 2012 compared to the fourth quarter of 2011. Average MLS® prices in the Greater Vancouver resale market edged down 3.8 per cent, mainly due to a change in the composition of sales. During the fourth quarter of 2012, the share of luxury home sales[1] dropped as did the share of single-detached home sales compared to the same period a year earlier. Both single-detached and condominium apartment homes registered an average MLS® price decline of 3.7 and 3.3 per cent, respectively. The average MLS® price of townhouses edged up 1.6 per cent during the same period. Sales of townhouses represent a relatively small portion – about 17.5 per cent – of overall MLS® sales.

Average MLS® prices tend to be skewed by data extremes. In this case, median MLS® prices may be more representative of the market norm. Year-over-year comparison of median MLS® prices during the fourth quarter of 2012 showed a similar trend as average MLS® prices – single-detached and condominium apartments were lower by 3.3 and 4.6 per cent respectively, whereas townhouses stayed flat (Figure 4.) Within the Greater Vancouver Real Estate Board area, lower median MLS® prices were observed in nearly all municipalities, including Vancouver West, Vancouver East, and Richmond.

Despite slower market conditions, there have been signs of stabilization in the resale market. Since the second quarter of 2012, the number of new

Figure 4

Source: CMHC, adapted from REBGV

listings has begun to show year-over-year declines. As well, shifts in average and median MLS® listing prices have also started to mirror those of sold prices, which suggests that the gap between sellers' and buyers' expectations are narrowing.

Abbotsford-Mission CMA

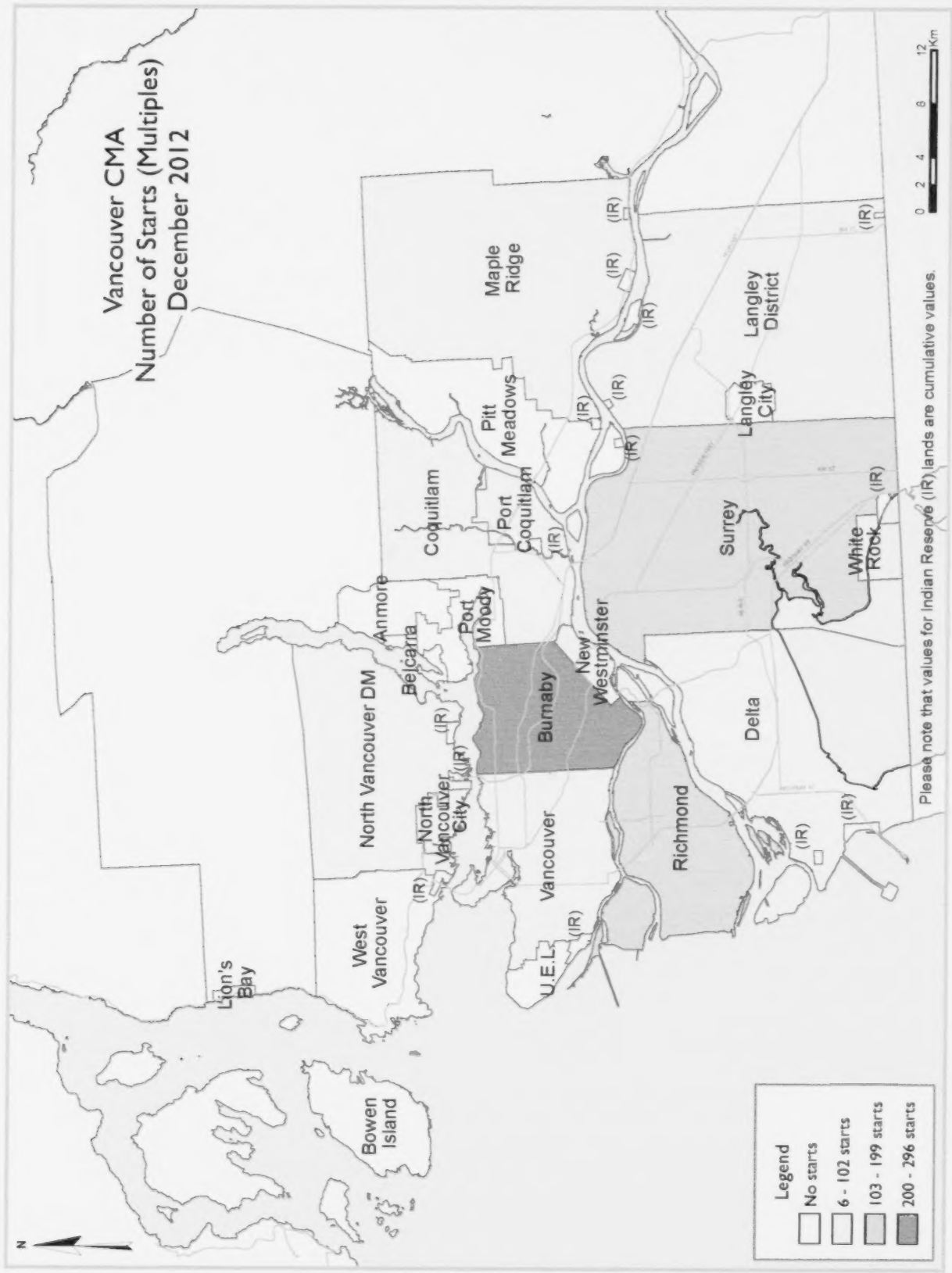
New Home Construction

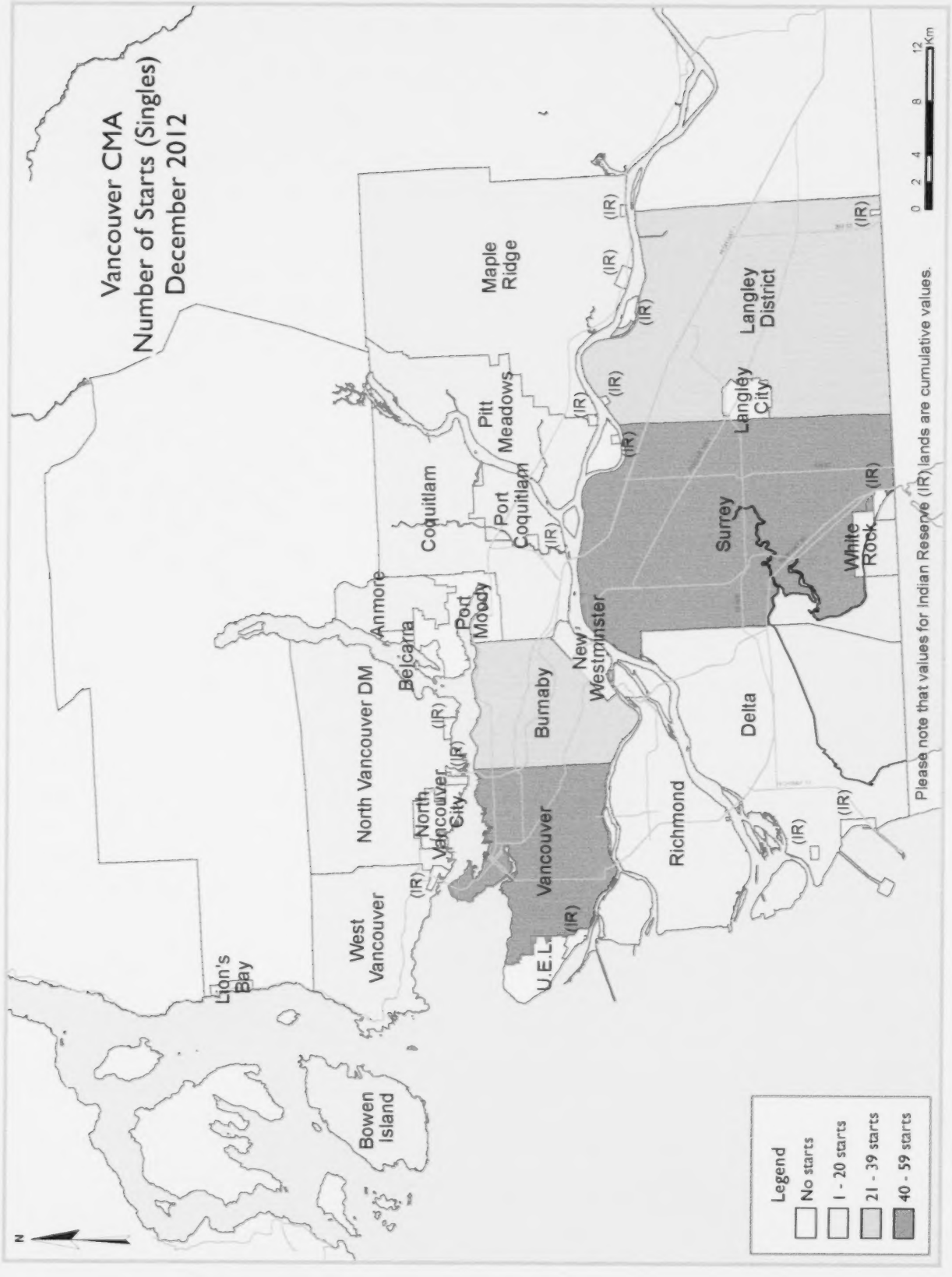
New home construction activity slowed in the Abbotsford-Mission CMA in 2012. Higher inventory of completed but unsold new housing and lower resale housing activity partly explain this reduction in housing starts. This slowdown was reported in all housing types but more so for the multiple-family sector. Single-detached housing starts fell 19 per cent to 198 units from 245 units in 2011. Townhouse and semi-detached housing starts fell 34 per cent and apartment housing starts bore the brunt of the decline falling 46 per cent in 2012. Sales of completed new homes in the Abbotsford-Mission CMA fell as well, pushing the inventory of completed but unsold units higher to 201 units in December 2012 from 123 units in December 2011.

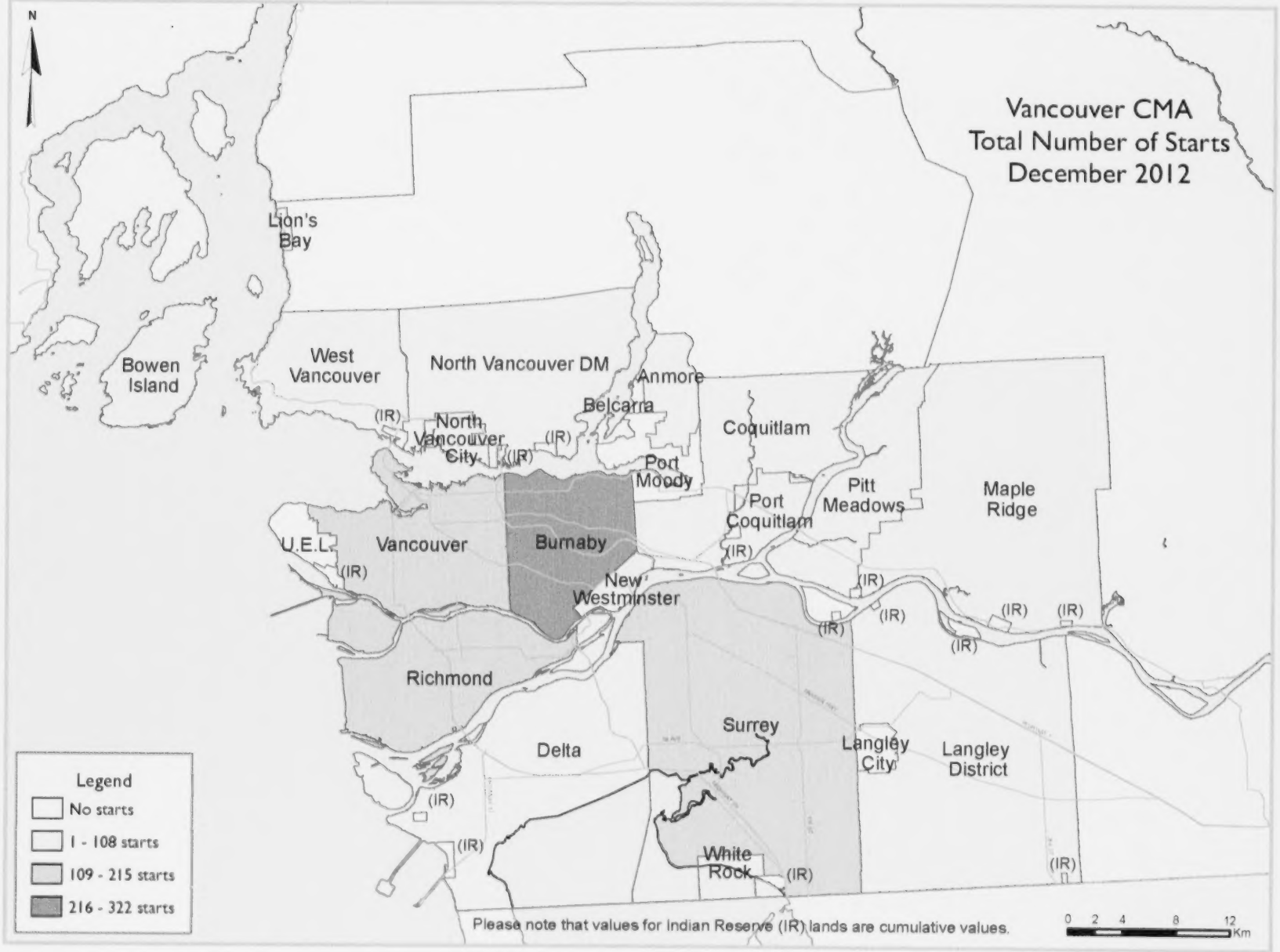
Resale Market

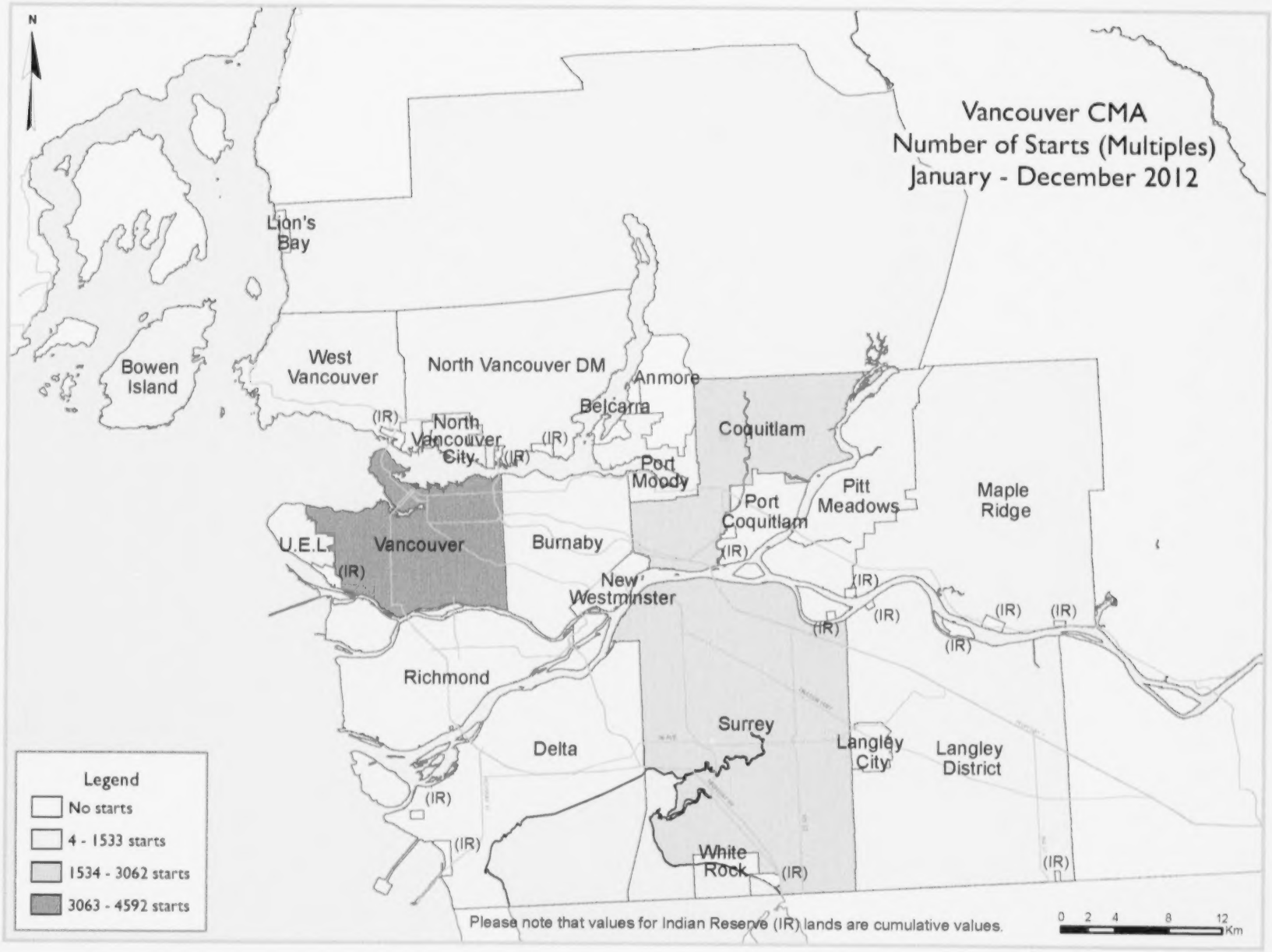
Resale market conditions remained in balanced territory in the fourth quarter of 2012 in the Fraser Valley Real Estate Board area. Both sales and prices fell, 18 and five per cent, respectively, in the last quarter compared to the fourth quarter of 2011. For the year, however, the Fraser Valley Real Estate Board area gained market share in terms of the number of MLS® sales – from 31 per cent in 2011 to 34 per cent in 2012 – at the expense of the Greater Vancouver Real Estate Board area.

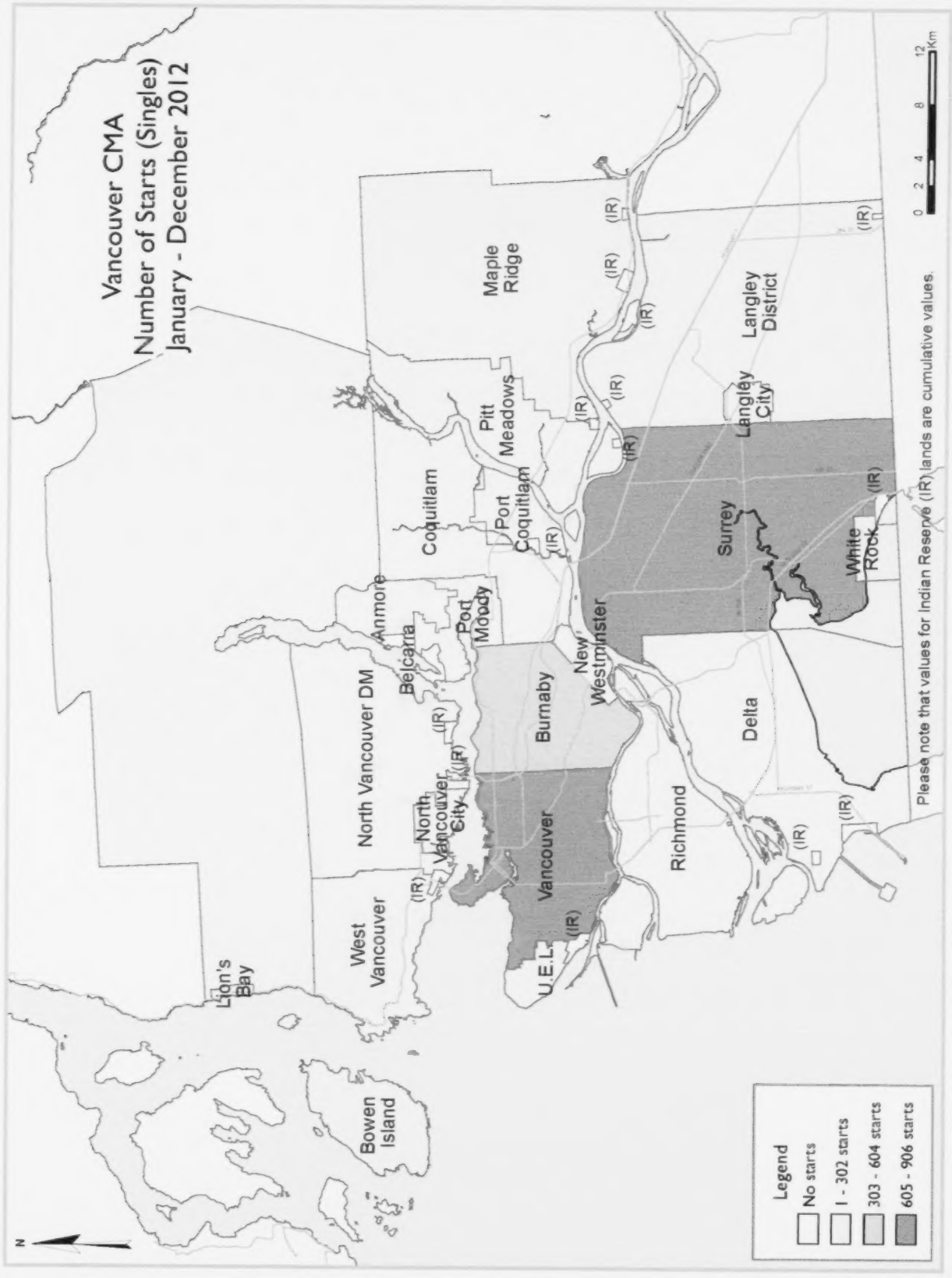
[1] Single detached homes sold for $3 million or more, and condominium apartments sold for $1 million or more.

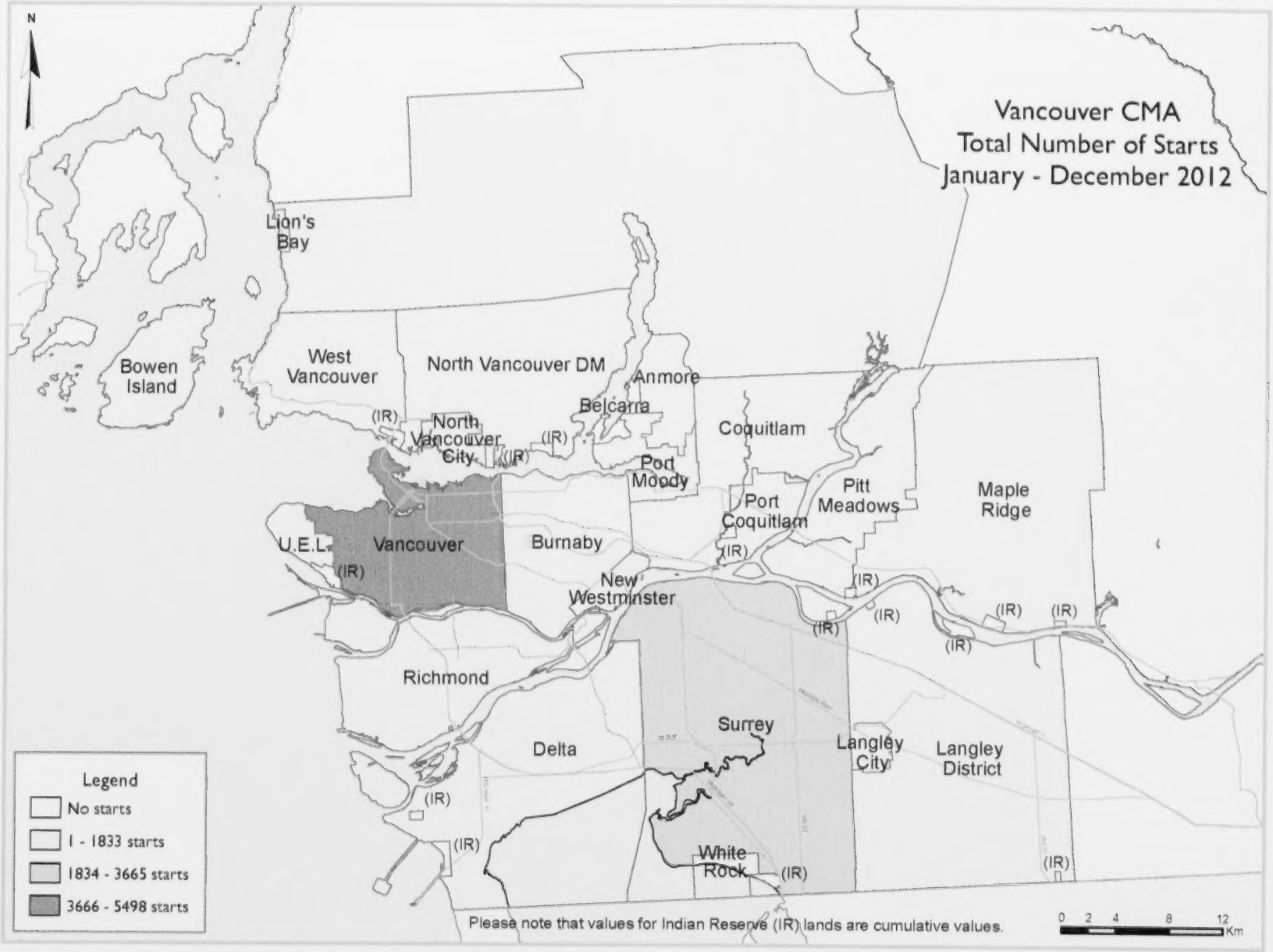

Vancouver CMA
Number of Starts (Multiples)
December 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
North Vancouver DM
North Vancouver City
Vancouver
West Vancouver
Lion's Bay
U.E.L.
Bowen Island
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
6 - 102 starts
103 - 199 starts
200 - 296 starts

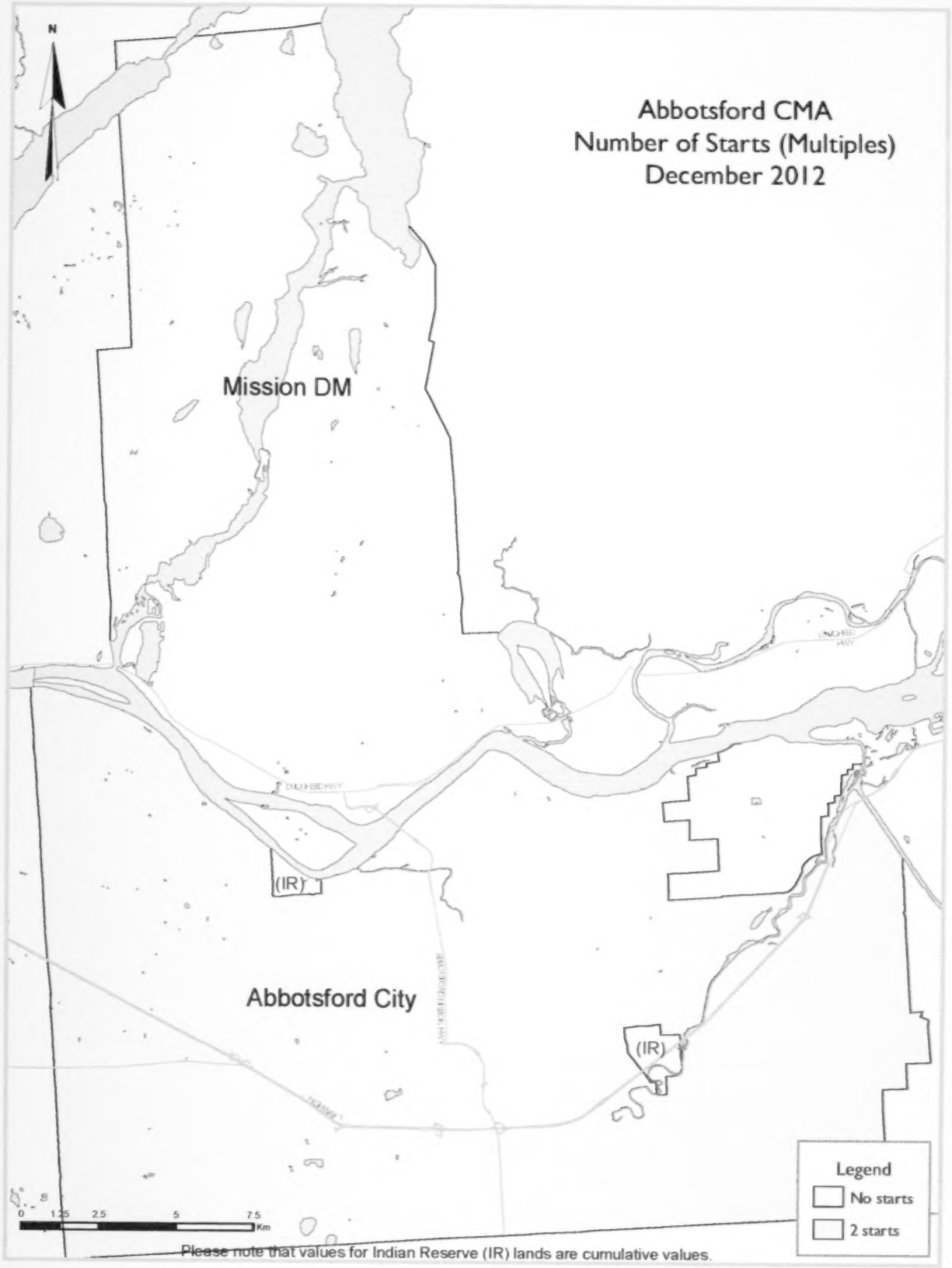

Vancouver CMA
Number of Starts (Singles)
December 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 20 starts
21 - 39 starts
40 - 59 starts

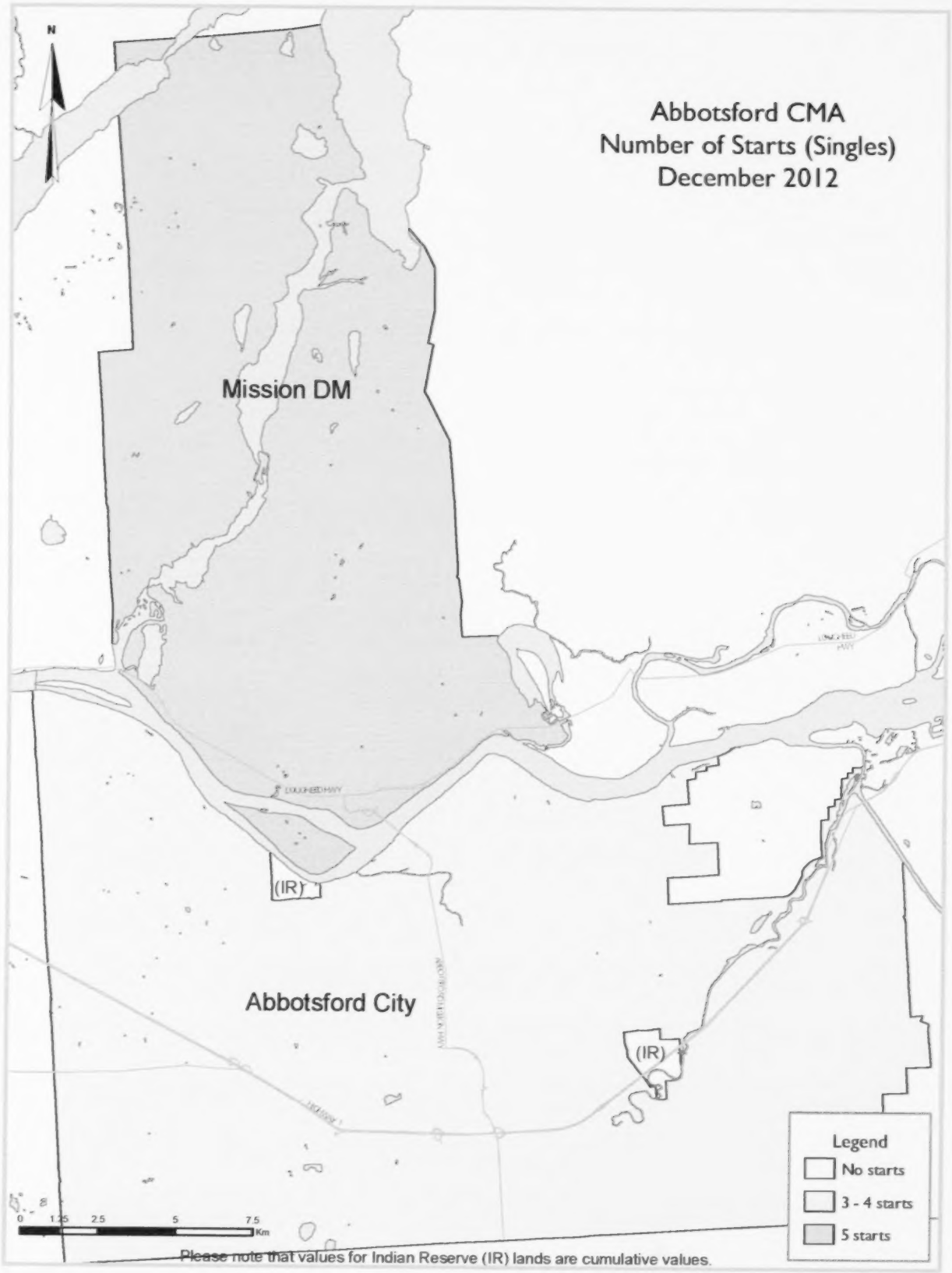

Vancouver CMA
Total Number of Starts
December 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 108 starts
109 - 215 starts
216 - 322 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

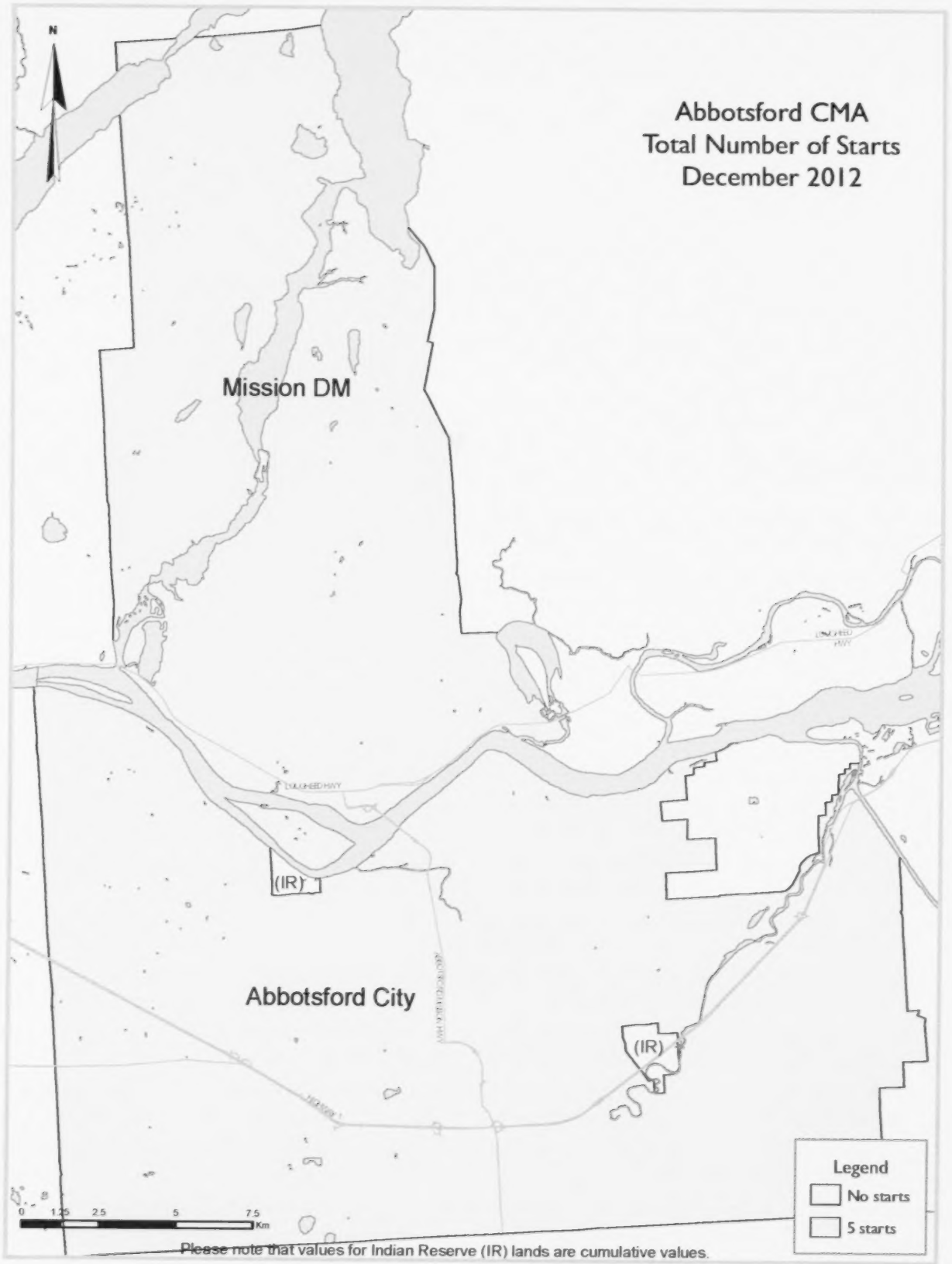

Vancouver CMA
Number of Starts (Multiples)
January - December 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
4 - 1533 starts
1534 - 3062 starts
3063 - 4592 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

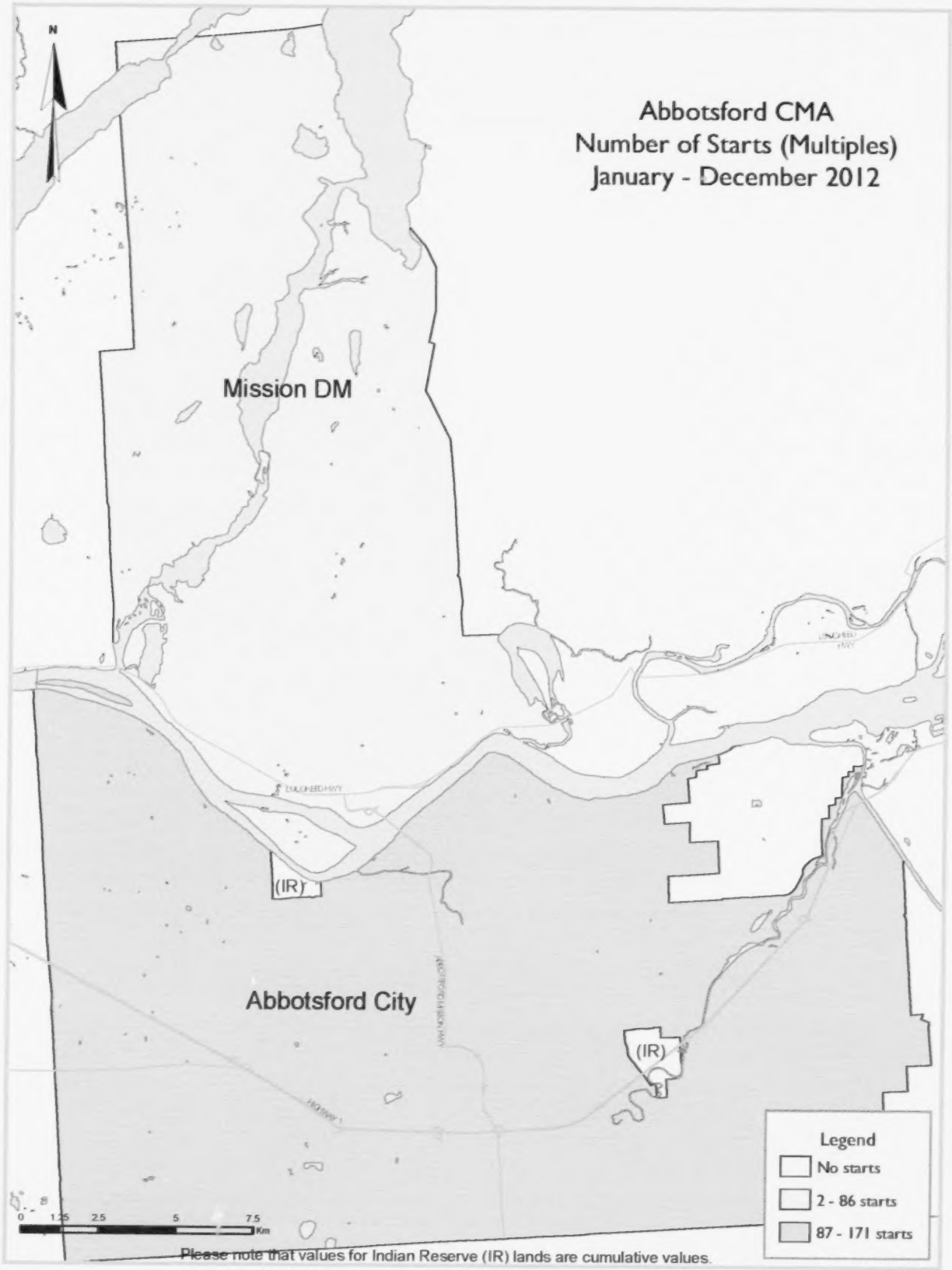

Vancouver CMA
Number of Starts (Singles)
January - December 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
Vancouver
U.E.L.
New Westminster
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 302 starts
303 - 604 starts
605 - 906 starts

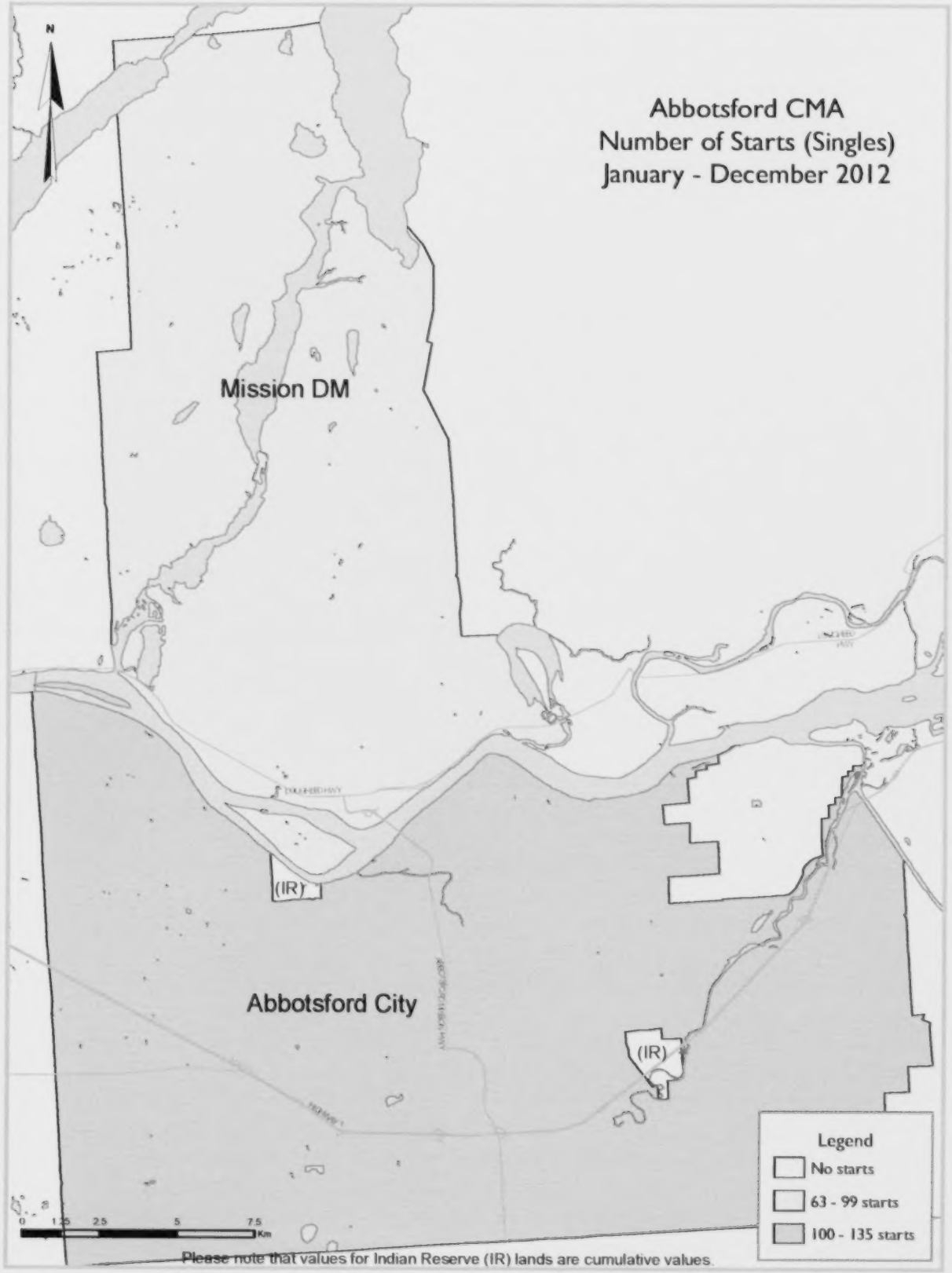

Vancouver CMA
Total Number of Starts
January - December 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 1833 starts
1834 - 3665 starts
3666 - 5498 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

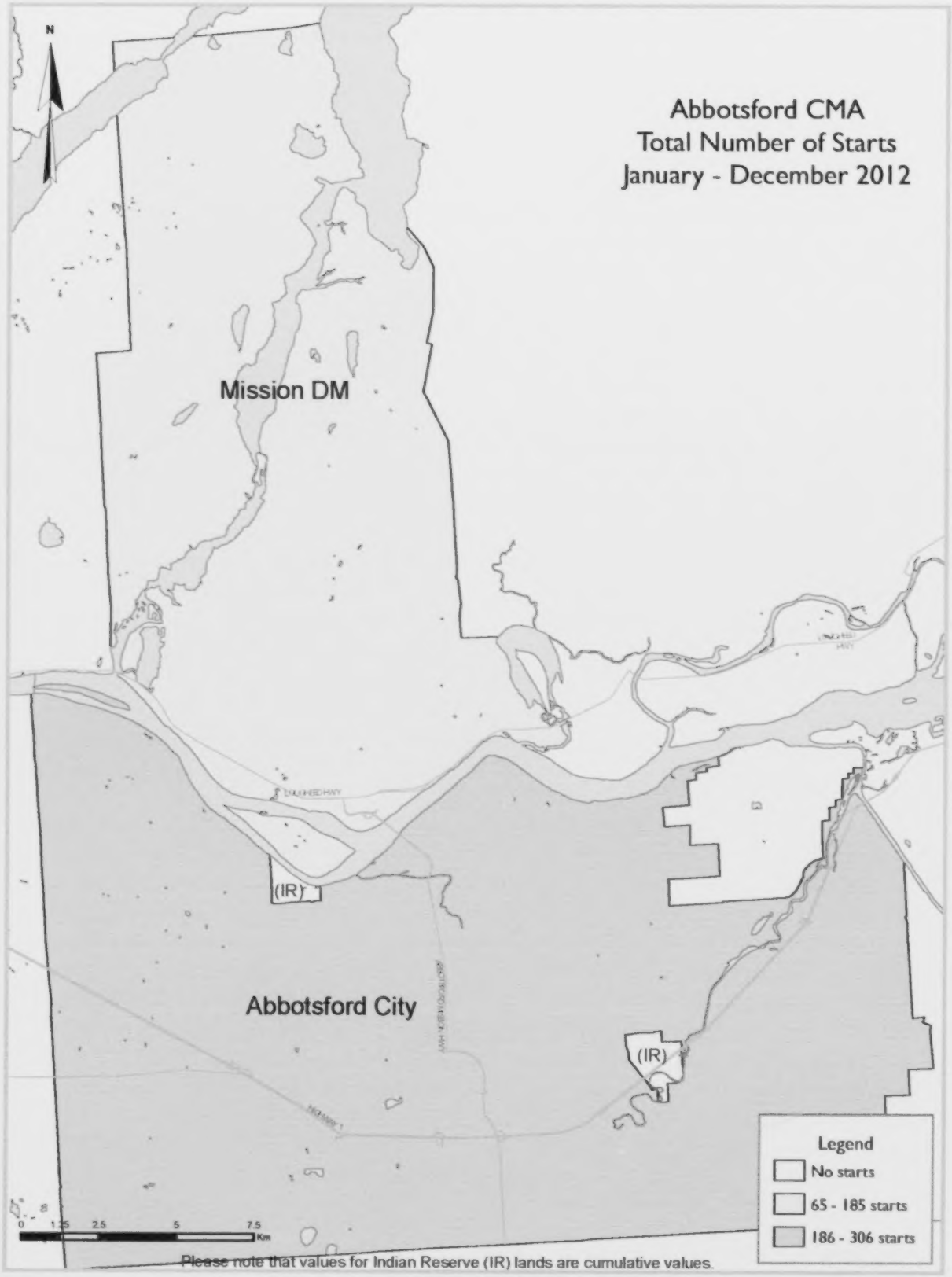

N
Abbotsford CMA
Number of Starts (Multiples)
December 2012
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
2 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
December 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
3 - 4 starts
5 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
December 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
5 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - December 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 86 starts
87 - 171 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - December 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
63 - 99 starts
100 - 135 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - December 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
65 - 185 starts
186 - 306 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2012	217	36	157	5	135	549	29	59	1,187
December 2011	280	20	198	2	169	495	31	4	1,199
% Change	-22.5	80.0	-20.7	150.0	-20.1	10.9	-6.5	**	-1.0
Year-to-date 2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
Year-to-date 2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
UNDER CONSTRUCTION									
December 2012	2,866	334	2,089	37	1,895	13,992	353	1,342	22,908
December 2011	3,135	244	2,107	34	2,493	10,852	288	1,496	20,649
% Change	-8.6	36.9	-0.9	8.8	-24.0	28.9	22.6	-10.3	10.9
COMPLETIONS									
December 2012	299	26	293	6	289	539	36	135	1,623
December 2011	190	14	120	1	168	974	24	52	1,543
% Change	57.4	85.7	144.2	**	72.0	-44.7	50.0	159.6	5.2
Year-to-date 2012	3,199	244	2,399	31	3,078	6,414	355	1,238	16,958
Year-to-date 2011	3,317	204	1,205	39	2,435	4,635	201	883	12,919
% Change	-3.6	19.6	99.1	-20.5	26.4	38.4	76.6	40.2	31.3
COMPLETED & NOT ABSORBED									
December 2012	1,013	95	684	11	758	1,441	34	15	4,051
December 2011	716	87	272	0	563	1,506	27	190	3,361
% Change	41.5	9.2	151.5	n/a	34.6	-4.3	25.9	-92.1	20.5
ABSORBED									
December 2012	278	20	171	5	205	570	33	61	1,343
December 2011	203	20	103	2	151	878	17	7	1,381
% Change	36.9	0.0	66.0	150.0	35.8	-35.1	94.1	**	-2.8
Year-to-date 2012	2,902	237	1,988	20	2,882	6,479	348	516	15,372
Year-to-date 2011	3,350	211	1,071	45	2,281	5,172	175	484	12,789
% Change	-13.4	12.3	85.6	-55.6	26.3	25.3	98.9	6.6	20.2

Source: CMHC (Starts and Completons Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
December 2012	26	12	0	0	0	284	0	0	322
December 2011	30	6	0	0	0	0	0	0	36
Delta									
December 2012	16	14	10	0	8	0	0	4	52
December 2011	8	2	0	0	0	0	0	0	10
Langley									
December 2012	15	0	16	5	4	0	2	0	42
December 2011	13	0	28	2	16	126	1	0	186
Maple Ridge / Pitt Meadows									
December 2012	20	0	0	0	0	51	0	0	71
December 2011	9	0	0	0	10	0	0	0	19
New Westminster									
December 2012	4	0	0	0	14	0	0	0	18
December 2011	5	0	0	0	14	29	0	0	48
North Vancouver									
December 2012	2	0	16	0	0	0	0	0	18
December 2011	10	2	4	0	0	0	0	0	16
Richmond									
December 2012	13	0	16	0	9	111	0	55	204
December 2011	29	0	26	0	12	212	2	0	281
Surrey									
December 2012	54	0	48	0	57	0	5	0	164
December 2011	65	0	58	0	31	99	11	0	264
Tri-Cities									
December 2012	14	0	25	0	37	14	4	0	94
December 2011	25	4	36	0	27	0	0	0	92
University Endowment Lands									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2012	40	10	18	0	6	53	18	0	145
December 2011	67	6	40	0	54	29	17	4	217
West Vancouver									
December 2012	8	0	0	0	0	0	0	0	8
December 2011	12	0	0	0	0	0	0	0	12
White Rock									
December 2012	2	0	8	0	0	36	0	0	46
December 2011	2	0	6	0	5	0	0	0	13
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	1	0	0	0	0	0	0	0	1
Vancouver CMA									
December 2012	217	36	157	5	135	549	29	59	1,187
December 2011	280	20	198	2	169	495	31	4	1,199

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
December 2012	359	116	0	0	63	1,896	0	6	2,440
December 2011	331	94	0	0	188	1,871	0	64	2,548
Delta									
December 2012	71	44	52	3	10	122	3	4	309
December 2011	58	16	30	0	66	103	2	0	275
Langley									
December 2012	131	4	184	28	136	395	3	0	881
December 2011	162	2	232	24	216	468	1	0	1,105
Maple Ridge / Pitt Meadows									
December 2012	147	2	0	0	63	411	5	0	628
December 2011	150	0	0	0	199	35	5	117	506
New Westminster									
December 2012	32	6	0	0	24	709	0	25	796
December 2011	39	0	0	0	51	269	1	24	384
North Vancouver									
December 2012	76	12	162	1	56	517	5	38	867
December 2011	75	10	132	6	107	475	2	222	1,029
Richmond									
December 2012	262	4	218	4	117	2,031	18	226	2,880
December 2011	397	8	342	2	214	1,539	5	227	2,734
Surrey									
December 2012	571	6	412	0	974	1,116	38	6	3,123
December 2011	686	10	358	0	789	1,102	51	42	3,038
Tri-Cities									
December 2012	110	10	307	0	278	1,683	8	1	2,397
December 2011	226	12	314	0	255	1,173	0	30	2,010
University Endowment Lands									
December 2012	11	0	0	0	16	185	0	0	212
December 2011	5	0	0	0	16	172	0	107	300
Vancouver City									
December 2012	826	130	694	1	136	4,568	273	765	7,393
December 2011	731	84	653	2	377	3,533	220	663	6,263
West Vancouver									
December 2012	196	0	0	0	12	39	0	271	518
December 2011	192	8	0	0	5	0	0	0	205
White Rock									
December 2012	29	0	58	0	10	217	0	0	314
December 2011	20	0	44	0	10	9	0	0	83
Indian Reserves									
December 2012	0	0	0	0	0	103	0	0	103
December 2011	1	0	0	0	0	103	0	0	104
Vancouver CMA									
December 2012	2,866	334	2,089	37	1,895	13,992	353	1,342	22,908
December 2011	3,135	244	2,107	34	2,493	10,852	288	1,496	20,649

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
December 2012	20	8	0	0	0	153	0	0	181
December 2011	9	6	0	0	0	0	0	0	15
Delta									
December 2012	17	4	18	0	0	73	0	0	112
December 2011	7	0	2	0	0	0	0	0	9
Langley									
December 2012	19	0	4	5	30	126	2	0	186
December 2011	20	0	40	0	25	0	0	0	85
Maple Ridge / Pitt Meadows									
December 2012	15	0	0	0	9	0	0	71	95
December 2011	15	0	0	0	0	0	0	0	15
New Westminster									
December 2012	4	0	0	0	0	54	0	0	58
December 2011	10	0	0	0	6	0	0	0	16
North Vancouver									
December 2012	5	4	14	0	0	0	1	0	24
December 2011	6	2	2	0	0	60	1	0	71
Richmond									
December 2012	27	0	62	0	45	91	1	0	226
December 2011	10	0	12	1	59	0	0	0	82
Surrey									
December 2012	87	0	52	0	114	0	6	0	259
December 2011	77	0	24	0	78	896	8	0	1,083
Tri-Cities									
December 2012	20	4	35	0	47	0	4	0	110
December 2011	2	2	10	0	0	18	0	0	32
University Endowment Lands									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2012	66	6	100	1	44	42	22	64	345
December 2011	19	4	22	0	0	0	15	52	112
West Vancouver									
December 2012	11	0	0	0	0	0	0	0	11
December 2011	8	0	0	0	0	0	0	0	8
White Rock									
December 2012	4	0	4	0	0	0	0	0	8
December 2011	1	0	8	0	0	0	0	0	9
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2012	299	26	293	6	289	539	36	135	1,623
December 2011	190	14	120	1	168	974	24	52	1,543

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
December 2012	96	35	0	0	36	144	0	0	311
December 2011	74	38	0	0	23	72	0	0	207
Delta									
December 2012	16	4	10	0	23	12	1	0	66
December 2011	8	2	0	0	6	19	0	0	35
Langley									
December 2012	42	0	72	7	53	121	0	0	295
December 2011	36	0	135	0	91	163	0	0	425
Maple Ridge / Pitt Meadows									
December 2012	111	0	0	0	45	7	0	11	174
December 2011	89	0	0	0	13	31	0	0	133
New Westminster									
December 2012	25	0	0	0	24	82	0	0	131
December 2011	16	2	0	0	4	91	0	0	113
North Vancouver									
December 2012	23	5	42	3	52	153	0	0	278
December 2011	10	6	12	0	17	154	0	0	199
Richmond									
December 2012	152	4	127	0	87	50	2	0	422
December 2011	40	3	24	0	68	10	2	0	147
Surrey									
December 2012	251	0	132	0	248	309	10	1	951
December 2011	242	0	16	0	225	491	18	17	1,009
Tri-Cities									
December 2012	30	12	83	0	77	160	4	0	366
December 2011	20	3	33	0	33	48	0	18	155
University Endowment Lands									
December 2012	0	0	0	0	1	3	0	0	4
December 2011	1	0	0	0	2	22	0	98	123
Vancouver City									
December 2012	236	33	210	1	102	400	17	3	1,002
December 2011	162	33	44	0	79	392	7	55	772
West Vancouver									
December 2012	21	2	0	0	4	0	0	0	27
December 2011	9	0	0	0	0	3	0	0	12
White Rock									
December 2012	3	0	6	0	6	0	0	0	15
December 2011	1	0	8	0	0	10	0	0	19
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	2	0	0	0	2
Vancouver CMA									
December 2012	1,013	95	684	11	758	1,441	34	15	4,051
December 2011	716	87	272	0	563	1,506	27	190	3,361

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
December 2012	54	11	0	0	0	158	0	0	223
December 2011	18	5	0	0	2	3	0	0	28
Delta									
December 2012	9	4	10	0	0	65	0	0	88
December 2011	5	0	2	0	1	11	0	0	19
Langley									
December 2012	20	0	18	4	16	118	2	0	178
December 2011	15	0	35	0	21	2	0	0	73
Maple Ridge / Pitt Meadows									
December 2012	12	0	0	0	2	0	0	60	74
December 2011	6	0	0	0	0	1	0	0	7
New Westminster									
December 2012	8	0	0	0	0	19	0	0	27
December 2011	11	0	0	0	2	4	0	0	17
North Vancouver									
December 2012	5	1	16	1	2	0	1	0	26
December 2011	4	0	2	0	0	36	1	0	43
Richmond									
December 2012	20	0	21	0	9	76	1	0	127
December 2011	11	2	6	1	48	0	0	0	68
Surrey									
December 2012	67	0	28	0	110	75	12	0	292
December 2011	89	0	16	1	76	802	1	4	989
Tri-Cities									
December 2012	18	2	28	0	21	15	0	0	84
December 2011	2	7	24	0	1	4	0	0	38
University Endowment Lands									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2012	48	2	44	0	44	44	17	1	200
December 2011	26	6	12	0	0	13	15	3	75
West Vancouver									
December 2012	10	0	0	0	0	0	0	0	10
December 2011	9	0	0	0	0	0	0	0	9
White Rock									
December 2012	3	0	4	0	1	0	0	0	8
December 2011	1	0	6	0	0	2	0	0	9
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2012	278	20	171	5	205	570	33	61	1,343
December 2011	203	20	103	2	151	878	17	7	1,381

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Anmore	2	0	0	0	0	0	0	0	2	0	n/a
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Mountain	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - North	4	8	0	2	0	0	0	0	4	10	-60.0
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	3	3	0	4	0	0	0	0	3	7	-57.1
Burnaby - Central Park	2	3	0	0	0	0	284	0	286	3	**
Burnaby - Remainder	17	12	12	0	0	0	0	0	29	12	141.7
Burnaby Total	26	30	12	6	0	0	284	0	322	36	**
Coquitlam	17	25	0	4	9	17	16	36	42	82	-48.8
Delta - Tsawwassen	10	0	2	0	0	0	0	0	12	0	n/a
Delta - Ladner	3	4	8	2	0	0	4	0	15	6	150.0
Delta - North	3	0	12	0	0	0	10	0	25	0	n/a
Delta	16	8	22	2	0	0	14	0	52	10	**
Langley City	0	0	0	0	0	0	0	51	0	51	-100.0
Langley District	22	16	0	0	4	22	16	97	42	135	-68.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	18	9	0	0	0	10	51	0	69	19	**
New Westminster	4	5	0	0	14	14	0	29	18	48	-62.5
North Vancouver City	0	0	0	2	0	0	6	4	6	6	0.0
North Vancouver DM	2	10	0	0	0	0	10	0	12	10	20.0
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	1	0	2	0	29	0	20	0	52	0	n/a
Port Moody	0	0	0	0	0	10	0	0	0	10	-100.0
Richmond	13	31	0	0	19	12	172	238	204	281	-27.4
Surrey - South	20	19	0	6	12	0	12	107	44	132	-66.7
Surrey - Cloverdale	11	17	0	0	0	8	6	4	17	29	-41.4
Surrey - North	24	39	0	0	57	6	8	40	89	85	4.7
Surrey - Guildford	0	0	0	0	0	7	2	0	2	7	-71.4
Surrey - Whalley	4	1	0	0	0	4	8	6	12	11	9.1
Surrey Total	59	76	0	6	69	25	36	157	164	264	-37.9
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	1	2	0	0	0	2	0	5	1	**
Vancouver - False Creek	0	0	0	0	0	0	25	11	25	11	127.3
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	5	11	0	0	0	0	0	4	5	15	-66.7
Vancouver - Marpole	2	11	2	2	0	0	0	2	4	15	-73.3
Vancouver - Eastside	23	31	2	4	3	50	12	43	40	128	-68.8
Vancouver - Mt. Pleasant	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Strath/Grand	2	1	0	2	3	0	28	0	33	3	**
Vancouver - Westside	24	29	2	0	0	0	4	13	30	42	-28.6
Vancouver Total	58	84	10	10	6	50	71	73	145	217	-33.2
West Vancouver	8	12	0	0	0	0	0	0	8	12	-33.3
White Rock	2	2	0	0	0	5	44	6	46	13	**
Indian Reserves	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver CMA	251	313	46	30	150	165	740	691	1,187	1,199	-1.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	11	13	0	0	0	0	0	0	11	13	-15.4
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	11	20	0	0	0	0	4	6	15	26	-42.3
Burnaby - Mountain	3	20	0	2	0	0	104	155	107	177	-39.5
Burnaby - North	95	93	8	12	0	7	18	31	121	143	-15.4
Burnaby - Lougheed Mall	2	2	0	0	0	0	6	0	8	2	**
Burnaby - South & East	38	39	12	36	0	18	15	72	65	165	-60.6
Burnaby - Central Park	20	26	8	10	0	4	828	286	856	326	162.6
Burnaby - Remainder	146	126	58	48	45	121	122	503	371	798	-53.5
Burnaby Total	304	306	86	108	45	150	1,093	1,047	1,528	1,611	-5.2
Coquitlam	194	251	36	22	231	352	1,341	817	1,802	1,442	25.0
Delta - Tsawwassen	44	15	6	2	0	0	90	0	140	17	**
Delta - Ladner	28	31	16	4	0	0	12	40	56	75	-25.3
Delta - North	17	57	66	42	18	72	58	111	159	282	-43.6
Delta	91	107	90	48	18	72	164	151	363	378	-4.0
Langley City	3	4	0	0	0	0	63	220	66	224	-70.5
Langley District	195	232	4	2	263	342	588	716	1,050	1,292	-18.7
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	193	225	0	14	23	154	308	81	524	474	10.5
New Westminster	53	59	8	2	14	41	734	266	809	368	119.8
North Vancouver City	24	20	18	28	11	21	427	412	480	481	-0.2
North Vancouver DM	57	51	0	0	8	69	191	335	256	455	-43.7
Pitt Meadows	15	4	2	0	12	0	68	71	97	75	29.3
Port Coquitlam	8	9	2	0	120	0	241	38	371	47	**
Port Moody	6	11	0	0	13	15	291	0	310	26	**
Richmond	285	340	24	74	164	292	1,235	1,930	1,708	2,636	-35.2
Surrey - South	300	270	26	56	288	272	236	197	850	795	6.9
Surrey - Cloverdale	139	215	32	32	332	253	149	93	652	593	9.9
Surrey - North	346	510	6	2	630	374	449	634	1,431	1,520	-5.9
Surrey - Guildford	2	4	0	0	75	29	6	2	83	35	137.1
Surrey - Whalley	73	86	2	2	40	84	144	659	259	831	-68.8
Surrey Total	860	1,091	66	94	1,365	1,031	984	1,591	3,275	3,807	-14.0
University Endowment Lands	7	3	0	0	0	16	95	351	102	370	-72.4
Vancouver - West End	0	0	0	0	0	0	569	0	569	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	673	668	673	668	0.7
Vancouver - Kitsilano	7	8	10	10	0	19	123	483	140	520	-73.1
Vancouver - False Creek	1	2	0	2	0	6	1,196	291	1,197	301	**
Vancouver - Granville/Oak	10	8	8	0	4	8	26	11	48	27	77.8
Vancouver - Kerrisdale	54	42	0	0	0	4	12	22	66	68	-2.9
Vancouver - Marpole	51	61	4	8	0	0	215	21	270	90	200.0
Vancouver - Eastside	406	369	56	52	59	116	1,218	758	1,739	1,295	34.3
Vancouver - Mt. Pleasant	2	4	46	26	0	35	99	247	147	312	-52.9
Vancouver - Strath/Grand	10	3	6	6	29	5	46	23	91	37	145.9
Vancouver - Westside	365	303	2	4	0	73	191	120	558	500	11.6
Vancouver Total	906	800	132	108	92	266	4,368	2,656	5,498	3,830	43.6
West Vancouver	124	119	12	2	0	5	310	0	446	126	**
White Rock	33	17	0	0	10	10	272	52	315	79	**
Indian Reserves	0	1	0	0	0	0	0	103	0	104	-100.0
Vancouver CMA	3,381	3,686	480	502	2,389	2,836	12,777	10,843	19,027	17,867	6.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	284	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	284	0	0	0
Coquitlam	9	17	0	0	16	36	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	4	0
Delta - North	0	0	0	0	10	0	0	0
Delta	0	0	0	0	10	0	4	0
Langley City	0	0	0	0	0	51	0	0
Langley District	4	22	0	0	16	97	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	10	0	0	51	0	0	0
New Westminster	14	14	0	0	0	29	0	0
North Vancouver City	0	0	0	0	6	4	0	0
North Vancouver DM	0	0	0	0	10	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	29	0	0	0	20	0	0	0
Port Moody	0	10	0	0	0	0	0	0
Richmond	19	12	0	0	117	238	55	0
Surrey - South	12	0	0	0	12	107	0	0
Surrey - Cloverdale	0	8	0	0	6	4	0	0
Surrey - North	57	6	0	0	8	40	0	0
Surrey - Guildford	0	7	0	0	2	0	0	0
Surrey - Whalley	0	4	0	0	8	6	0	0
Surrey Total	69	25	0	0	36	157	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	2	0	0	0
Vancouver - False Creek	0	0	0	0	25	11	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	4	0	0
Vancouver - Marpole	0	0	0	0	0	2	0	0
Vancouver - Eastside	3	50	0	0	12	40	0	3
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	28	0	0	0
Vancouver - Westside	0	0	0	0	4	12	0	1
Vancouver Total	6	50	0	0	71	69	0	4
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	5	0	0	44	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	150	165	0	0	681	687	59	4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	6	0	0
Burnaby - Mountain	0	0	0	0	104	155	0	0
Burnaby - North	0	7	0	0	18	31	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	18	0	0	15	72	0	0
Burnaby - Central Park	0	4	0	0	828	286	0	0
Burnaby - Remainder	45	121	0	0	122	439	0	64
Burnaby Total	45	150	0	0	1,087	983	6	64
Coquitlam	231	352	0	0	1,334	785	7	32
Delta - Tsawwassen	0	0	0	0	90	0	0	0
Delta - Ladner	0	0	0	0	8	40	4	0
Delta - North	18	72	0	0	58	111	0	0
Delta	18	72	0	0	160	151	4	0
Langley City	0	0	0	0	63	220	0	0
Langley District	263	342	0	0	588	716	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	154	0	0	308	35	0	46
New Westminster	14	41	0	0	709	242	25	24
North Vancouver City	11	21	0	0	416	336	11	76
North Vancouver DM	8	69	0	0	191	189	0	146
Pitt Meadows	12	0	0	0	68	0	0	71
Port Coquitlam	120	0	0	0	241	38	0	0
Port Moody	13	15	0	0	291	0	0	0
Richmond	164	292	0	0	1,180	1,706	55	224
Surrey - South	288	272	0	0	236	197	0	0
Surrey - Cloverdale	332	253	0	0	149	93	0	0
Surrey - North	630	374	0	0	449	598	0	36
Surrey - Guildford	75	29	0	0	6	2	0	0
Surrey - Whalley	40	84	0	0	144	659	0	0
Surrey Total	1,365	1,031	0	0	984	1,555	0	36
University Endowment Lands	0	16	0	0	95	172	0	179
Vancouver - West End	0	0	0	0	428	0	141	0
Vancouver - Downtown	0	0	0	0	673	410	0	258
Vancouver - Kitsilano	0	19	0	0	123	391	0	92
Vancouver - False Creek	0	6	0	0	1,196	144	0	147
Vancouver - Granville/Oak	4	8	0	0	26	11	0	0
Vancouver - Kerrisdale	0	4	0	0	12	22	0	0
Vancouver - Marpole	0	0	0	0	214	20	1	1
Vancouver - Eastside	59	116	0	0	968	715	250	43
Vancouver - Mt. Pleasant	0	35	0	0	0	247	99	0
Vancouver - Strath/Grand	29	5	0	0	46	23	0	0
Vancouver - Westside	0	73	0	0	188	118	3	2
Vancouver Total	92	266	0	0	3,874	2,113	494	543
West Vancouver	0	5	0	0	39	0	271	0
White Rock	10	10	0	0	272	52	0	0
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	2,389	2,836	0	0	11,904	9,402	873	1,441

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Anmore	2	0	0	0	0	0	2	0
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	1	2	0	0	0	0	1	2
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	4	10	0	0	0	0	4	10
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	1
Burnaby - South & East	3	7	0	0	0	0	3	7
Burnaby - Central Park	2	3	284	0	0	0	286	3
Burnaby - Remainder	29	12	0	0	0	0	29	12
Burnaby Total	38	36	284	0	0	0	322	36
Coquitlam	32	65	6	17	4	0	42	82
Delta - Tsawwassen	10	0	2	0	0	0	12	0
Delta - Ladner	5	6	6	0	4	0	15	6
Delta - North	25	0	0	0	0	0	25	0
Delta	40	10	8	0	4	0	52	10
Langley City	0	0	0	51	0	0	0	51
Langley District	31	41	9	93	2	1	42	135
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	18	9	51	10	0	0	69	19
New Westminster	4	5	14	43	0	0	18	48
North Vancouver City	6	6	0	0	0	0	6	6
North Vancouver DM	12	10	0	0	0	0	12	10
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	7	0	45	0	0	0	52	0
Port Moody	0	0	0	10	0	0	0	10
Richmond	29	55	120	224	55	2	204	281
Surrey - South	44	27	0	105	0	0	44	132
Surrey - Cloverdale	13	14	0	8	4	7	17	29
Surrey - North	31	75	57	6	1	4	89	85
Surrey - Guildford	2	0	0	7	0	0	2	7
Surrey - Whalley	12	7	0	4	0	0	12	11
Surrey Total	102	123	57	130	5	11	164	264
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	1	0	0	0	0	5	1
Vancouver - False Creek	0	0	25	11	0	0	25	11
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	5	15	0	0	0	0	5	15
Vancouver - Marpole	3	12	0	2	1	1	4	15
Vancouver - Eastside	24	48	3	68	13	12	40	128
Vancouver - Mt. Pleasant	2	0	0	2	0	0	2	2
Vancouver - Strath/Grand	2	3	31	0	0	0	33	3
Vancouver - Westside	26	34	0	0	4	8	30	42
Vancouver Total	68	113	59	83	18	21	145	217
West Vancouver	8	12	0	0	0	0	8	12
White Rock	10	8	36	5	0	0	46	13
Indian Reserves	0	1	0	0	0	0	0	1
Vancouver CMA	410	498	689	666	88	35	1,187	1,199

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	11	12	0	0	0	1	11	13
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	15	26	0	0	0	0	15	26
Burnaby - Mountain	3	22	104	155	0	0	107	177
Burnaby - North	101	105	20	38	0	0	121	143
Burnaby - Lougheed Mall	2	2	0	0	6	0	8	2
Burnaby - South & East	50	71	15	94	0	0	65	165
Burnaby - Central Park	28	36	828	290	0	0	856	326
Burnaby - Remainder	204	170	167	564	0	64	371	798
Burnaby Total	388	406	1,134	1,141	6	64	1,528	1,611
Coquitlam	518	577	1,265	833	19	32	1,802	1,442
Delta - Tsawwassen	48	17	92	0	0	0	140	17
Delta - Ladner	36	43	13	30	7	2	56	75
Delta - North	125	109	34	173	0	0	159	282
Delta	217	173	139	203	7	2	363	378
Langley City	3	4	63	220	0	0	66	224
Langley District	409	603	623	675	18	14	1,050	1,292
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	189	221	331	201	4	52	524	474
New Westminster	61	58	723	285	25	25	809	368
North Vancouver City	101	92	359	309	20	80	480	481
North Vancouver DM	151	111	105	198	0	146	256	455
Pitt Meadows	16	4	80	0	1	71	97	75
Port Coquitlam	46	37	325	10	0	0	371	47
Port Moody	6	11	304	15	0	0	310	26
Richmond	523	605	1,122	1,799	63	232	1,708	2,636
Surrey - South	442	328	408	467	0	0	850	795
Surrey - Cloverdale	179	210	433	329	40	54	652	593
Surrey - North	602	748	807	712	22	60	1,431	1,520
Surrey - Guildford	8	6	75	29	0	0	83	35
Surrey - Whalley	158	130	100	701	1	0	259	831
Surrey Total	1,389	1,434	1,823	2,259	63	114	3,275	3,807
University Endowment Lands	7	3	95	188	0	179	102	370
Vancouver - West End	0	0	428	0	141	0	569	0
Vancouver - Downtown	0	0	673	410	0	258	673	668
Vancouver - Kitsilano	27	20	113	408	0	92	140	520
Vancouver - False Creek	13	2	1,184	152	0	147	1,197	301
Vancouver - Granville/Oak	21	10	24	17	3	0	48	27
Vancouver - Kerrisdale	60	60	0	4	6	4	66	68
Vancouver - Marpole	64	76	196	2	10	12	270	90
Vancouver - Eastside	746	685	559	442	434	168	1,739	1,295
Vancouver - Mt. Pleasant	48	28	0	284	99	0	147	312
Vancouver - Strath/Grand	12	10	75	27	4	0	91	37
Vancouver - Westside	392	362	83	76	83	62	558	500
Vancouver Total	1,383	1,265	3,335	1,822	780	743	5,498	3,830
West Vancouver	124	121	51	5	271	0	446	126
White Rock	97	69	218	10	0	0	315	79
Indian Reserves	0	1	0	103	0	0	0	104
Vancouver CMA	**5,655**	**5,836**	**12,095**	**10,276**	**1,277**	**1,755**	**19,027**	**17,867**

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	5	0	0	0	0	4	0	8	5	60.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	1	0	0	0	0	0	0	6	1	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	1	3	0	4	0	0	0	0	1	7	-85.7
Burnaby - Central Park	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Remainder	9	4	8	2	0	0	153	0	170	6	**
Burnaby Total	20	9	8	6	0	0	153	0	181	15	**
Coquitlam	24	2	4	2	39	0	28	10	95	14	**
Delta - Tsawwassen	9	1	2	0	0	0	0	0	11	1	**
Delta - Ladner	5	6	0	0	0	0	6	2	11	8	37.5
Delta - North	3	0	2	0	0	0	85	0	90	0	n/a
Delta	17	7	4	0	0	0	91	2	112	9	**
Langley City	0	0	0	0	0	0	51	0	51	0	n/a
Langley District	26	20	0	0	30	25	79	40	135	85	58.8
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	14	15	0	0	9	0	0	0	23	15	53.3
New Westminster	4	10	0	6	0	0	54	0	58	16	**
North Vancouver City	2	1	4	2	0	0	6	62	12	65	-81.5
North Vancouver DM	4	6	0	0	0	0	8	0	12	6	100.0
Pitt Meadows	1	0	0	0	0	0	71	0	72	0	n/a
Port Coquitlam	0	0	0	0	15	0	0	18	15	18	-16.7
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	28	11	8	6	67	53	123	12	226	82	175.6
Surrey - South	42	26	6	10	28	25	16	10	92	71	29.6
Surrey - Cloverdale	13	24	8	6	31	17	2	0	54	47	14.9
Surrey - North	31	32	0	0	28	20	18	119	77	171	-55.0
Surrey - Guildford	0	0	0	0	13	0	2	0	15	0	n/a
Surrey - Whalley	7	3	0	0	0	0	14	791	21	794	-97.4
Surrey Total	93	85	14	16	100	62	52	920	259	1,083	-76.1
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	62	0	62	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	5	1	0	0	0	0	2	0	7	1	**
Vancouver - Marpole	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Eastside	42	24	4	0	0	0	126	14	172	38	**
Vancouver - Mt. Pleasant	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Strath/Grand	1	0	0	2	0	0	0	0	1	2	-50.0
Vancouver - Westside	40	8	0	0	44	0	16	60	100	68	47.1
Vancouver Total	89	34	6	4	44	0	206	74	345	112	**
West Vancouver	11	8	0	0	0	0	0	0	11	8	37.5
White Rock	4	1	0	0	0	0	4	8	8	9	-11.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	341	215	48	42	304	140	930	1,146	1,623	1,543	5.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	15	19	0	0	0	0	0	0	15	19	-21.1
Belcarra	4	0	0	0	0	0	0	0	4	0	n/a
Bowen Island	20	23	0	0	0	0	4	8	24	31	-22.6
Burnaby - Mountain	14	0	2	0	0	0	80	0	96	0	n/a
Burnaby - North	85	44	6	2	7	15	79	0	177	61	190.2
Burnaby - Lougheed Mall	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - South & East	36	21	14	8	12	12	37	0	99	41	141.5
Burnaby - Central Park	27	31	4	8	0	0	139	26	170	65	161.5
Burnaby - Remainder	110	94	42	38	147	47	795	394	1,094	573	90.9
Burnaby Total	276	190	68	56	166	74	1,130	420	1,640	740	121.6
Coquitlam	297	128	18	46	315	254	1,026	334	1,656	762	117.3
Delta - Tsawwassen	20	9	4	0	0	0	0	87	24	96	-75.0
Delta - Ladner	28	33	2	0	0	0	14	30	44	63	-30.2
Delta - North	24	93	52	20	68	96	109	20	253	229	10.5
Delta	74	135	60	20	68	96	127	137	329	388	-15.2
Langley City	4	7	0	0	0	0	152	235	156	242	-35.5
Langley District	219	199	2	2	348	391	614	396	1,183	988	19.7
Lion's Bay	1	3	0	0	0	0	0	0	1	3	-66.7
Maple Ridge	206	197	12	6	159	81	46	0	423	284	48.9
New Westminster	61	90	2	8	71	3	263	202	397	303	31.0
North Vancouver City	23	17	30	8	11	20	442	225	506	270	87.4
North Vancouver DM	59	61	2	0	38	4	296	149	395	214	84.6
Pitt Meadows	5	9	0	0	0	0	71	0	76	9	**
Port Coquitlam	9	9	0	4	47	35	371	56	427	104	**
Port Moody	10	13	0	0	0	26	0	0	10	39	-74.4
Richmond	416	241	68	32	205	273	1,059	489	1,748	1,035	68.9
Surrey - South	304	344	46	72	271	405	178	18	799	839	-4.8
Surrey - Cloverdale	183	342	46	24	312	129	202	50	743	545	36.3
Surrey - North	425	625	0	26	423	299	364	367	1,212	1,317	-8.0
Surrey - Guildford	5	6	0	0	57	48	4	0	66	54	22.2
Surrey - Whalley	70	137	2	2	73	57	224	905	369	1,101	-66.5
Surrey Total	987	1,454	94	124	1,136	938	972	1,340	3,189	3,856	-17.3
University Endowment Lands	1	3	0	0	0	7	189	302	190	312	-39.1
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	1	0	0	0	0	949	1,078	950	1,079	-12.0
Vancouver - Kitsilano	8	6	10	8	32	14	230	3	280	31	**
Vancouver - False Creek	1	1	2	0	30	0	638	154	671	155	**
Vancouver - Granville/Oak	5	8	2	2	3	0	51	2	61	12	**
Vancouver - Kerrisdale	29	51	0	0	4	0	10	8	43	59	-27.1
Vancouver - Marpole	36	46	4	2	0	0	15	22	55	70	-21.4
Vancouver - Eastside	455	335	56	24	92	54	826	542	1,429	955	49.6
Vancouver - Mt. Pleasant	2	3	18	24	8	0	263	182	291	209	39.2
Vancouver - Strath/Grand	7	1	8	8	8	0	18	0	41	9	**
Vancouver - Westside	210	203	4	2	138	0	115	112	467	317	47.3
Vancouver Total	754	655	104	70	315	68	3,196	2,361	4,369	3,154	38.5
West Vancouver	119	90	8	8	8	0	0	0	135	98	37.8
White Rock	24	11	0	0	10	9	50	48	84	68	23.5
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	3,585	3,554	468	384	2,897	2,279	10,008	6,702	16,958	12,919	31.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	153	0	0	0
Burnaby Total	0	0	0	0	153	0	0	0
Coquitlam	39	0	0	0	28	10	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	6	2	0	0
Delta - North	0	0	0	0	85	0	0	0
Delta	0	0	0	0	91	2	0	0
Langley City	0	0	0	0	51	0	0	0
Langley District	30	25	0	0	79	40	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	0	0	0	0	0	0	0
New Westminster	0	0	0	0	54	0	0	0
North Vancouver City	0	0	0	0	6	62	0	0
North Vancouver DM	0	0	0	0	8	0	0	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	15	0	0	0	0	18	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	67	53	0	0	123	12	0	0
Surrey - South	28	25	0	0	16	10	0	0
Surrey - Cloverdale	31	17	0	0	2	0	0	0
Surrey - North	28	20	0	0	18	119	0	0
Surrey - Guildford	13	0	0	0	2	0	0	0
Surrey - Whalley	0	0	0	0	14	791	0	0
Surrey Total	100	62	0	0	52	920	0	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	62	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	126	14	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	44	0	0	0	14	8	2	52
Vancouver Total	44	0	0	0	142	22	64	52
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	8	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	304	140	0	0	795	1,094	135	52

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	6	0	2
Burnaby - Mountain	0	0	0	0	80	0	0	0
Burnaby - North	7	15	0	0	79	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	139	26	0	0
Burnaby - Remainder	147	47	0	0	731	394	64	0
Burnaby Total	166	74	0	0	1,066	420	64	0
Coquitlam	315	254	0	0	989	282	37	52
Delta - Tsawwassen	0	0	0	0	0	87	0	0
Delta - Ladner	0	0	0	0	14	28	0	2
Delta - North	68	96	0	0	109	20	0	0
Delta	68	96	0	0	127	135	0	2
Langley City	0	0	0	0	152	173	0	62
Langley District	348	391	0	0	614	396	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	159	81	0	0	0	0	46	0
New Westminster	71	3	0	0	239	73	24	129
North Vancouver City	11	20	0	0	366	225	76	0
North Vancouver DM	38	4	0	0	136	149	160	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	47	35	0	0	371	56	0	0
Port Moody	0	26	0	0	0	0	0	0
Richmond	205	273	0	0	832	486	227	3
Surrey - South	271	405	0	0	178	18	0	0
Surrey - Cloverdale	312	129	0	0	202	8	0	42
Surrey - North	423	299	0	0	328	350	36	17
Surrey - Guildford	57	48	0	0	4	0	0	0
Surrey - Whalley	73	57	0	0	224	905	0	0
Surrey Total	1,136	938	0	0	936	1,281	36	59
University Endowment Lands	0	7	0	0	82	230	107	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	801	769	148	309
Vancouver - Kitsilano	32	14	0	0	138	3	92	0
Vancouver - False Creek	30	0	0	0	509	105	129	49
Vancouver - Granville/Oak	3	0	0	0	51	2	0	0
Vancouver - Kerrisdale	4	0	0	0	10	8	0	0
Vancouver - Marpole	0	0	0	0	14	22	1	0
Vancouver - Eastside	92	51	0	3	809	450	17	92
Vancouver - Mt. Pleasant	8	0	0	0	263	182	0	0
Vancouver - Strath/Grand	8	0	0	0	18	0	0	0
Vancouver - Westside	138	0	0	0	112	60	3	52
Vancouver Total	315	65	0	3	2,806	1,859	390	502
West Vancouver	8	0	0	0	0	0	0	0
White Rock	10	9	0	0	50	48	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,897	2,276	0	3	8,770	5,819	1,238	883

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	8	5	0	0	0	0	8	5
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	1	0	0	0	0	6	1
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	1	7	0	0	0	0	1	7
Burnaby - Central Park	3	1	0	0	0	0	3	1
Burnaby - Remainder	17	6	153	0	0	0	170	6
Burnaby Total	28	15	153	0	0	0	181	15
Coquitlam	59	14	32	0	4	0	95	14
Delta - Tsawwassen	11	1	0	0	0	0	11	1
Delta - Ladner	11	8	0	0	0	0	11	8
Delta - North	17	0	73	0	0	0	90	0
Delta	39	9	73	0	0	0	112	9
Langley City	0	0	51	0	0	0	51	0
Langley District	23	60	110	25	2	0	135	85
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	14	15	9	0	0	0	23	15
New Westminster	4	10	54	6	0	0	58	16
North Vancouver City	11	4	0	60	1	1	12	65
North Vancouver DM	12	6	0	0	0	0	12	6
Pitt Meadows	1	0	0	0	71	0	72	0
Port Coquitlam	0	0	15	18	0	0	15	18
Port Moody	0	0	0	0	0	0	0	0
Richmond	89	22	136	60	1	0	226	82
Surrey - South	58	36	34	35	0	0	92	71
Surrey - Cloverdale	10	17	39	23	5	7	54	47
Surrey - North	48	43	28	127	1	1	77	171
Surrey - Guildford	2	0	13	0	0	0	15	0
Surrey - Whalley	21	5	0	789	0	0	21	794
Surrey Total	139	101	114	974	6	8	259	1,083
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	62	0	62	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	1
Vancouver - Kerrisdale	6	1	0	0	1	0	7	1
Vancouver - Marpole	1	0	0	0	0	0	1	0
Vancouver - Eastside	120	28	42	0	10	10	172	38
Vancouver - Mt. Pleasant	2	2	0	0	0	0	2	2
Vancouver - Strath/Grand	0	2	0	0	1	0	1	2
Vancouver - Westside	43	11	45	0	12	57	100	68
Vancouver Total	172	45	87	0	86	67	345	112
West Vancouver	11	8	0	0	0	0	11	8
White Rock	8	9	0	0	0	0	8	9
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	618	324	834	1,143	171	76	1,623	1,543

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	6.7	0	0.0	0	0.0	9	60.0	5	33.3	15	1,470,000	1,394,321
Year-to-date 2011	1	5.3	0	0.0	1	5.3	8	42.1	9	47.4	19	1,450,000	1,441,158
Belcarra													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
December 2012	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	--	--
December 2011	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	8	38.1	1	4.8	2	9.5	6	28.6	4	19.0	21	992,950	963,069
Year-to-date 2011	2	9.1	7	31.8	4	18.2	6	27.3	3	13.6	22	827,500	910,136
Burnaby													
December 2012	0	0.0	0	0.0	10	18.5	41	75.9	3	5.6	54	1,098,500	1,165,739
December 2011	0	0.0	0	0.0	9	50.0	8	44.4	1	5.6	18	1,008,450	1,061,239
Year-to-date 2012	1	0.4	2	0.8	85	33.5	155	61.0	11	4.3	254	1,028,000	1,094,116
Year-to-date 2011	0	0.0	7	3.9	84	46.4	80	44.2	10	5.5	181	998,900	1,052,045
Coquitlam													
December 2012	0	0.0	6	35.3	10	58.8	1	5.9	0	0.0	17	853,900	836,591
December 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2012	1	0.4	72	25.3	186	65.3	24	8.4	2	0.7	285	809,900	839,513
Year-to-date 2011	0	0.0	56	43.8	47	36.7	22	17.2	3	2.3	128	769,500	834,632
Delta													
December 2012	0	0.0	0	0.0	6	66.7	3	33.3	0	0.0	9	--	--
December 2011	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	1	1.6	9	14.3	33	52.4	13	20.6	7	11.1	63	920,000	1,017,110
Year-to-date 2011	2	1.3	39	25.3	99	64.3	9	5.8	5	3.2	154	800,000	839,536
Langley City													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0	6	--	--
Langley District													
December 2012	9	37.5	3	12.5	3	12.5	6	25.0	3	12.5	24	745,000	945,414
December 2011	5	33.3	4	26.7	0	0.0	2	13.3	4	26.7	15	679,900	1,020,837
Year-to-date 2012	53	28.5	55	29.6	29	15.6	29	15.6	20	10.8	186	692,500	891,835
Year-to-date 2011	53	29.6	56	31.3	32	17.9	23	12.8	15	8.4	179	683,633	851,145

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Maple Ridge													
December 2012	7	63.6	4	36.4	0	0.0	0	0.0	0	0.0	11	589,900	579,032
December 2011	2	33.3	1	16.7	3	50.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	123	70.7	42	24.1	8	4.6	1	0.6	0	0.0	174	569,900	579,129
Year-to-date 2011	128	70.3	38	20.9	16	8.8	0	0.0	0	0.0	182	551,053	572,279
New Westminster													
December 2012	0	0.0	1	12.5	4	50.0	3	37.5	0	0.0	8	--	--
December 2011	4	36.4	4	36.4	2	18.2	1	9.1	0	0.0	11	649,000	708,473
Year-to-date 2012	5	9.8	9	17.6	24	47.1	13	25.5	0	0.0	51	839,900	841,180
Year-to-date 2011	57	58.2	22	22.4	17	17.3	1	1.0	1	1.0	98	581,296	627,894
North Vancouver City													
December 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	7	58.3	5	41.7	12	1,454,950	1,615,292
Year-to-date 2011	0	0.0	0	0.0	0	0.0	11	91.7	1	8.3	12	1,288,500	1,340,617
North Vancouver DM													
December 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
December 2011	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	15	31.3	33	68.8	48	1,838,950	1,872,035
Year-to-date 2011	0	0.0	0	0.0	7	10.4	24	35.8	36	53.7	67	1,560,000	1,724,279
Pitt Meadows													
December 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	617,692	594,008
Year-to-date 2011	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	579,000	577,984
Port Coquitlam													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	--	--
Year-to-date 2011	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	--	--
Port Moody													
December 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	12.5	6	75.0	1	12.5	0	0.0	8	--	--
Year-to-date 2011	0	0.0	2	15.4	4	30.8	7	53.8	0	0.0	13	1,000,000	926,000
Richmond													
December 2012	0	0.0	0	0.0	1	5.0	6	30.0	13	65.0	20	1,708,500	1,757,150
December 2011	0	0.0	1	8.3	2	16.7	9	75.0	0	0.0	12	1,060,000	1,072,854
Year-to-date 2012	1	0.3	1	0.3	21	7.0	106	35.6	169	56.7	298	1,615,000	1,631,164
Year-to-date 2011	0	0.0	7	3.2	28	12.7	76	34.5	109	49.5	220	1,488,000	1,496,822

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
December 2012	19	28.4	21	31.3	19	28.4	8	11.9	0	0.0	67	707,500	745,126
December 2011	39	43.3	27	30.0	13	14.4	6	6.7	5	5.6	90	649,000	766,089
Year-to-date 2012	241	26.7	334	37.0	237	26.3	57	6.3	33	3.7	902	699,900	775,047
Year-to-date 2011	494	32.8	523	34.7	383	25.4	81	5.4	27	1.8	1,508	679,000	731,241
University Endowment Lands													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
December 2012	0	0.0	0	0.0	5	10.6	13	27.7	29	61.7	47	2,156,000	2,274,522
December 2011	0	0.0	0	0.0	6	23.1	2	7.7	18	69.2	26	2,855,000	2,619,646
Year-to-date 2012	0	0.0	3	0.7	74	16.7	160	36.0	207	46.6	444	1,407,000	2,034,600
Year-to-date 2011	2	0.4	3	0.6	172	36.6	72	15.3	221	47.0	470	1,131,500	1,980,906
West Vancouver													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	3,162,000	3,223,070
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	104	100.0	104	3,252,000	3,531,330
Year-to-date 2011	1	1.1	0	0.0	0	0.0	0	0.0	86	98.9	87	3,200,000	3,309,347
White Rock													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	1	4.5	1	4.5	3	13.6	17	77.3	22	1,697,500	1,744,455
Year-to-date 2011	0	0.0	3	23.1	1	7.7	4	30.8	5	38.5	13	1,450,000	1,617,587
Indian Reserves													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
December 2012	36	12.8	36	12.8	59	20.9	85	30.1	66	23.4	282	1,029,500	1,307,399
December 2011	50	24.4	41	20.0	40	19.5	33	16.1	41	20.0	205	829,000	1,207,156
Year-to-date 2012	441	15.1	540	18.5	710	24.3	605	20.7	621	21.3	2,917	899,000	1,224,974
Year-to-date 2011	752	22.2	770	22.8	900	26.6	425	12.6	535	15.8	3,382	798,000	1,074,379

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2012

Submarket	Dec 2012	Dec 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	1,394,321	1,441,158	-3.2
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	963,069	910,136	5.8
Burnaby Total	1,165,739	1,061,239	9.8	1,094,116	1,052,045	4.0
Coquitlam	836,591	--	n/a	839,513	834,632	0.6
Delta	--	--	n/a	1,017,110	839,536	21.2
Langley City	--	--	n/a	--	--	n/a
Langley District	945,414	1,020,837	-7.4	891,835	851,145	4.8
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	579,032	--	n/a	579,129	572,279	1.2
New Westminster	--	708,473	n/a	841,180	627,894	34.0
North Vancouver City	--	--	n/a	1,615,292	1,340,617	20.5
North Vancouver DM	--	--	n/a	1,872,035	1,724,279	8.6
Pitt Meadows	--	--	n/a	594,008	577,984	2.8
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	926,000	n/a
Richmond	1,757,150	1,072,854	63.8	1,631,164	1,496,822	9.0
Surrey Total	745,126	766,089	-2.7	775,047	731,241	6.0
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,274,522	2,619,646	-13.2	2,034,600	1,980,906	2.7
West Vancouver	3,223,070	--	n/a	3,531,330	3,309,347	6.7
White Rock	--	--	n/a	1,744,455	1,617,587	7.8
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,307,399	1,207,156	8.3	1,224,974	1,074,379	14.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver December 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	1,855	-5.4	3,055	4,916	5,361	57.0	762,562	19.6	771,474
	February	3,140	24.8	3,275	5,916	5,570	58.8	791,604	19.4	806,601
	March	4,137	29.7	3,082	6,995	5,342	57.7	786,311	13.4	779,867
	April	3,270	-8.5	2,770	6,011	5,004	55.4	815,252	21.0	793,660
	May	3,431	7.2	2,656	6,101	4,469	59.4	831,555	25.7	804,035
	June	3,317	8.9	2,679	5,961	4,894	54.7	808,867	22.9	805,089
	July	2,614	13.8	2,577	5,227	5,221	49.4	761,673	15.8	799,527
	August	2,419	8.2	2,534	4,864	5,206	48.7	778,545	14.4	784,919
	September	2,299	2.0	2,617	5,799	5,176	50.6	751,042	10.5	750,226
	October	2,359	-1.0	2,576	4,462	5,040	51.1	767,225	8.5	764,122
	November	2,395	-5.8	2,576	3,342	5,055	51.0	728,118	4.2	759,080
	December	1,700	-12.5	2,539	1,713	4,968	51.1	689,057	-1.7	729,381
2012	January	1,607	-13.4	2,514	5,906	6,251	40.2	752,380	-1.3	748,716
	February	2,572	-18.1	2,523	5,698	5,050	50.0	806,094	1.8	817,740
	March	2,919	-29.4	2,415	5,996	4,892	49.4	761,742	-3.1	724,206
	April	2,837	-13.2	2,312	6,200	5,085	45.5	735,315	-9.8	734,035
	May	2,897	-15.6	2,179	7,138	5,079	42.9	732,736	-11.9	706,659
	June	2,398	-27.7	2,084	5,747	5,130	40.6	701,141	-13.3	699,489
	July	2,135	-18.3	2,059	4,944	4,838	42.6	667,462	-12.4	695,545
	August	1,670	-31.0	1,814	4,203	4,742	38.3	725,086	-6.9	717,275
	September	1,536	-33.2	1,904	5,447	5,306	35.9	722,681	-3.8	733,165
	October	1,970	-16.5	1,959	4,451	4,760	41.2	736,732	-4.0	724,814
	November	1,733	-27.6	1,892	2,843	4,498	42.1	682,215	-6.3	702,176
	December	1,171	-31.1	1,792	1,442	4,384	40.9	683,875	-0.8	730,912
	Q4 2011	6,454	0.0		9,517			732,123	0.0	
	Q4 2012	4,874	-24.5		8,736			704,649	-3.8	
	YTD 2011	32,936	5.8		61,307			779,730	15.4	
	YTD 2012	25,445	-22.7		60,015			730,063	-6.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2012

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.4	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,284	6.4	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,283	6.8	66.9	854
	August	595	3.10	5.24	98.3	119.4	1,280	6.8	66.6	857
	September	595	3.10	5.24	98.2	119.3	1,279	7.0	66.7	858
	October	595	3.10	5.24	98.3	119.3	1,278	7.2	66.6	862
	November	595	3.10	5.24	97.9	118.9	1,272	7.2	66.2	868
	December	595	3.00	5.24		118.3	1,269	6.9	65.7	874

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2012	8	0	2	0	0	0	0	0	10
December 2011	18	0	6	0	0	0	0	0	24
% Change	-55.6	n/a	-66.7	n/a	n/a	n/a	n/a	n/a	-58.3
Year-to-date 2012	191	2	52	0	88	31	7	0	371
Year-to-date 2011	234	2	68	1	135	87	10	0	537
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
UNDER CONSTRUCTION									
December 2012	113	0	38	0	83	0	3	31	268
December 2011	128	2	66	1	124	87	9	0	417
% Change	-11.7	-100.0	-42.4	-100.0	-33.1	-100.0	-66.7	n/a	-35.7
COMPLETIONS									
December 2012	17	0	4	0	0	0	0	0	21
December 2011	35	0	4	0	6	0	2	0	47
% Change	-51.4	n/a	0.0	n/a	-100.0	n/a	-100.0	n/a	-55.3
Year-to-date 2012	207	4	80	1	129	87	12	0	520
Year-to-date 2011	278	2	70	1	99	0	6	0	456
% Change	-25.5	100.0	14.3	0.0	30.3	n/a	100.0	n/a	14.0
COMPLETED & NOT ABSORBED									
December 2012	116	4	6	0	43	29	3	0	201
December 2011	107	0	6	0	8	2	0	0	123
% Change	8.4	n/a	0.0	n/a	**	**	n/a	n/a	63.4
ABSORBED									
December 2012	22	0	4	0	2	0	0	0	28
December 2011	20	0	2	0	9	0	2	0	33
% Change	10.0	n/a	100.0	n/a	-77.8	n/a	-100.0	n/a	-15.2
Year-to-date 2012	198	0	80	1	94	60	9	0	442
Year-to-date 2011	257	2	69	3	106	76	6	0	519
% Change	-23.0	-100.0	15.9	-66.7	-11.3	-21.1	50.0	n/a	-14.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
December 2012	3	0	2	0	0	0	0	0	5
December 2011	11	0	6	0	0	0	0	0	17
Mission DM									
December 2012	5	0	0	0	0	0	0	0	5
December 2011	7	0	0	0	0	0	0	0	7
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2012	8	0	2	0	0	0	0	0	10
December 2011	18	0	6	0	0	0	0	0	24
UNDER CONSTRUCTION									
Abbotsford City									
December 2012	74	0	38	0	83	0	0	31	226
December 2011	74	0	66	1	124	87	6	0	358
Mission DM									
December 2012	39	0	0	0	0	0	3	0	42
December 2011	54	2	0	0	0	0	3	0	59
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2012	113	0	38	0	83	0	3	31	268
December 2011	128	2	66	1	124	87	9	0	417
COMPLETIONS									
Abbotsford City									
December 2012	14	0	4	0	0	0	0	0	18
December 2011	23	0	4	0	6	0	2	0	35
Mission DM									
December 2012	3	0	0	0	0	0	0	0	3
December 2011	12	0	0	0	0	0	0	0	12
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2012	17	0	4	0	0	0	0	0	21
December 2011	35	0	4	0	6	0	2	0	47

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
December 2012	84	0	6	0	43	29	0	0	162
December 2011	71	0	6	0	8	2	0	0	87
Mission DM									
December 2012	32	4	0	0	0	0	3	0	39
December 2011	36	0	0	0	0	0	0	0	36
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2012	116	4	6	0	43	29	3	0	201
December 2011	107	0	6	0	8	2	0	0	123
ABSORBED									
Abbotsford City									
December 2012	18	0	4	0	2	0	0	0	24
December 2011	12	0	2	0	9	0	2	0	25
Mission DM									
December 2012	4	0	0	0	0	0	0	0	4
December 2011	8	0	0	0	0	0	0	0	8
Indian Reserves									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2012	22	0	4	0	2	0	0	0	28
December 2011	20	0	2	0	9	0	2	0	33

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Abbotsford City	3	11	0	0	0	0	2	6	5	17	-70.6
Mission DM	5	7	0	0	0	0	0	0	5	7	-28.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	8	18	0	0	0	0	2	6	10	24	-58.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	135	152	0	0	88	135	83	155	306	442	-30.8
Mission DM	63	93	2	2	0	0	0	0	65	95	-31.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	198	245	2	2	88	135	83	155	371	537	-30.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Abbotsford City	0	0	0	0	2	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	2	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	88	135	0	0	83	155	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	88	135	0	0	83	155	0	0

Table 2.4: Starts by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Abbotsford City	5	17	0	0	0	0	5	17
Mission DM	5	7	0	0	0	0	5	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	10	24	0	0	0	0	10	24

Table 2.5: Starts by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	187	212	119	223	0	7	306	442
Mission DM	58	92	0	0	7	3	65	95
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	245	304	119	223	7	10	371	537

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Abbotsford City	14	25	0	0	0	6	4	4	18	35	-48.6
Mission DM	3	12	0	0	0	0	0	0	3	12	-75.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	37	0	0	0	6	4	4	21	47	-55.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	142	201	0	6	129	93	167	70	438	370	18.4
Mission DM	78	84	4	2	0	0	0	0	82	86	-4.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	220	285	4	8	129	93	167	70	520	456	14.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Abbotsford City	0	6	0	0	4	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	6	0	0	4	4	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	129	93	0	0	167	70	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	129	93	0	0	167	70	0	0

Table 3.4: Completions by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Abbotsford City	18	27	0	6	0	2	18	35
Mission DM	3	12	0	0	0	0	3	12
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	39	0	6	0	2	21	47

Table 3.5: Completions by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	216	264	217	100	5	6	438	370
Mission DM	75	86	0	0	7	0	82	86
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	291	350	217	100	12	6	520	456

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
December 2012	0	0.0	8	44.4	10	55.6	0	0.0	0	0.0	18	583,689	578,220
December 2011	2	16.7	5	41.7	2	16.7	0	0.0	3	25.0	12	529,400	593,833
Year-to-date 2012	3	2.4	58	46.8	30	24.2	8	6.5	25	20.2	124	559,800	625,078
Year-to-date 2011	12	6.2	75	38.5	67	34.4	24	12.3	17	8.7	195	565,900	589,456
Mission DM													
December 2012	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
December 2011	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2012	13	17.3	53	70.7	6	8.0	3	4.0	0	0.0	75	469,900	482,616
Year-to-date 2011	20	30.8	32	49.2	7	10.8	5	7.7	1	1.5	65	469,900	497,351
Indian Reserves													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
December 2012	0	0.0	10	45.5	11	50.0	1	4.5	0	0.0	22	562,900	571,985
December 2011	6	30.0	8	40.0	3	15.0	0	0.0	3	15.0	20	489,950	550,165
Year-to-date 2012	16	8.0	111	55.8	36	18.1	11	5.5	25	12.6	199	528,037	571,386
Year-to-date 2011	32	12.3	107	41.2	74	28.5	29	11.2	18	6.9	260	549,900	566,430

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2012

Submarket	Dec 2012	Dec 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	578,220	593,833	-2.6	625,078	589,456	6.0
Mission DM	--	--	n/a	482,616	497,351	-3.0
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	571,985	550,165	4.0	571,386	566,430	0.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley December 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	773	-14.6	1,272	2,362	2,503	50.8	441,544	1.7	469,936
	February	1,201	7.3	1,288	2,749	2,730	47.2	483,509	10.9	487,360
	March	1,730	18.7	1,372	3,033	2,344	58.5	526,828	15.5	540,620
	April	1,414	-15.7	1,220	2,617	2,270	53.7	534,123	17.5	521,761
	May	1,512	7.8	1,178	2,785	2,193	53.7	526,541	15.1	518,265
	June	1,508	-10.3	1,130	2,494	2,219	50.9	503,331	7.1	497,322
	July	1,250	20.8	1,116	2,623	2,327	48.0	503,931	9.7	501,675
	August	1,282	35.5	1,230	2,418	2,388	51.5	507,750	19.7	495,160
	September	1,109	14.7	1,258	2,418	2,241	56.1	489,420	10.0	493,159
	October	1,092	16.0	1,230	2,198	2,390	51.5	483,965	6.1	491,953
	November	1,040	1.9	1,174	1,654	2,289	51.3	478,968	5.3	499,474
	December	816	-1.0	1,259	946	2,406	52.3	498,989	12.3	511,669
2012	January	749	-3.1	1,179	2,456	2,377	49.6	469,635	6.4	499,042
	February	1,195	-0.5	1,197	2,586	2,465	48.6	504,441	4.3	506,047
	March	1,320	-23.7	1,188	2,764	2,369	50.1	474,581	-9.9	486,878
	April	1,363	-3.6	1,121	2,882	2,504	44.8	501,059	-6.2	486,511
	May	1,511	-0.1	1,149	2,967	2,337	49.2	484,609	-8.0	475,815
	June	1,389	-7.9	1,143	2,636	2,499	45.7	503,593	0.1	486,399
	July	1,332	6.6	1,163	2,620	2,230	52.2	479,539	-4.8	476,824
	August	1,007	-21.5	1,017	2,111	2,203	46.2	483,174	-4.8	472,233
	September	791	-28.7	976	2,313	2,367	41.2	495,096	1.2	495,436
	October	984	-9.9	1,012	2,227	2,226	45.5	476,400	-1.6	480,449
	November	840	-19.2	995	1,484	2,190	45.4	441,988	-7.7	462,361
	December	602	-26.2	945	740	2,018	46.8	458,441	-8.1	469,270
	Q4 2011	2,948	5.8		4,798			486,361	7.5	
	Q4 2012	2,426	-17.7		4,451			460,029	-5.4	
	YTD 2011	14,727	5.4		28,297			502,562	11.4	
	YTD 2012	13,083	-11.2		27,786			483,730	-3.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
December 2012

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34	96.7	118.6	91	7.9	67.6	797
	June	595	3.20	5.24	96.8	118.2	90	7.2	66.9	790
	July	595	3.10	5.24	96.8	117.9	91	6.6	66.6	799
	August	595	3.10	5.24	96.8	118.1	91	7.3	67.4	800
	September	595	3.10	5.24	96.7	118.1	93	7.3	68.4	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.8	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24		117.0	92	7.7	68.2	812

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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